

MINUTES OF HOLBETON PARISH COUNCIL MEETING HELD ON 11 OCTOBER 2022 AT 7.30 PM IN HOLBETON VILLAGE HALL

Present: Cllrs Julie Fuller (Chairman), Harry Baumer, Tony Callcut, Carol Ackroyd, Jim Melhuish, Mike Reece and Nirosha Gunatillake

County and District Councillor Dan Thomas (8.30 pm - 8.45 pm)

Teresa Drew - Clerk

Visitor(s)/Parishioner(s) present: 0

070/22 ACCEPT APOLOGIES FOR ABSENCE

Apologies received and accepted from District Councillor Keith Baldry, Cllrs John Sherrell, Trudie Timlin Brown and Chris Flower.

071/22 DECLARATION OF INTERESTS

None.

072/22 REPORTS

County and District Councillor Dan Thomas report:

County launches its carbon plan

The Devon Carbon Plan is the roadmap for how Devon will reach net-zero emissions by 2050, at the latest. It has been built on detailed, ongoing assessments of Devon's greenhouse gas emissions. Its publication follows a summer which was the joint hottest on record, where the impact of human-induced climate change has never been more apparent. The Plan's launch marks the beginning of a new phase of action - it is crucial that everyone in Devon now works to implement the Plan.

Broadly speaking, emissions in Devon can be divided into five key sectors: economy and resources; energy supply; food, land and sea; transport; and the built environment. The Devon Carbon Plan outlines actions for how each of these sectors can reach net-zero emissions by 2050, and how people at every level can contribute - including individuals, communities, organisations and local policy makers.

You can find it at www.devonclimateemergency.org.uk/view-devon-carbon-plan/

U-turn on Councillor locality budgets

Cllr Hart has decided to bring back our £8000 annual locality budgets after much negative feedback. Members successfully argued the importance of the budget as a funding source for small scale parish council projects. Please consider how a payment could help your parish. Public Health Nursing launches online support and guidance for young people and parents

Life can be difficult enough sometimes, and for children and young people, those day-to-day interactions with others, your attitude about yourself, your relationships with people at home, at school or work, can be especially overwhelming. It's also a challenge for parents and carers seeing changes in their child's behaviour or personality and not really knowing what's going on or the best way to support them.

We have launched the latest in a trio of websites dedicated to providing help and advice for young people, and parents, from pre-natal right through to teenage years.

□ Health for under 5s (www.healthforunder5s.co.uk/devon/) - pre-natal up to children aged five, was launched earlier this year.

□ Health for Kids (www.healthforkids.co.uk/devon/) - the primary school years - includes games, videos, and quizzes. It's split into four 'worlds': healthy bodies, healthy minds, health issues and getting help. It's aimed more at the parents and carers.

□ Health for Teens (www.healthforteens.co.uk/devon/) - the secondary school years - is for young people and their parents and carers and tackles the issues many teens go through as their bodies change, and they become more self-aware, while also still working out who they are.

The sites welcome any additions from residents. If you have any content, articles or local events you would like to submit for consideration please email: health.publichealthnursinghealthwebsites-mailbox@devon.gov.uk

District Councillor Keith Baldry's emailed report:

My report, as usual, is an update on the recycling and waste service. Last week was the first week of managing the service in house. None of the present Officers were in their current posts when the operation was last operated by SHDC. I have been very impressed with the time they have put into planning and preparation. This effort has continued. It has paid off. The number of service failures last week and yesterday is significantly fewer than when FCC managed the operation. In week 2 we have started a review of the rounds. Parish Councils are asked to send details of any blatant anomalies to www.feedback@swdevon.gov.uk

In addition to consulting Parishes and District Councillors members of staff are being consulted. It is already clear that SHDC management style is going down well with the staff. They like the way that they are treated.

All residents have been sent a letter explaining the problems the waste service is facing and giving notice that the garden waste service is ceasing at the end of this month. A fortnightly subscription service will start in March 2023. £49 for 11 months pa. Details of how to apply are in the letter and on SHDC website.

(b) Question(s)

Cllr Ackroyd asked Cllr Dan Thomas, if the Reading Room was used as a warm bank during the winter, would there be grants available to fund it? Cllr Thomas replied yes and electric blankets could be available.

073/22 PAST SUBJECT MATTERS FOR THE PURPOSE OF REPORT ONLY

Play Park Repairs - New play unit has been installed in the playpark. The old unit was dismantled by the company as the Lengthsman was not available. The Alliance inspector who was carry out an inspection at the playpark, pointed out the matting under swing set, is in poor condition and the timber edge around the matting has decayed. The suggestion is to repair the edge and move the mats around. The path and the laurel tree have been trimmed.

*Youth Club - it is difficult to obtain information on how to set up a youth club. Cllr Thomas will set up a meeting with youth workers based in Totnes called TRAYE, (Totnes Rural Area Youth Engagement). The cost will be approximately £2,500 to run a youth club, which possibly could be shared with Yealmpton Parish, who also wish to set up a Youth Club. **ACTION: Cllrs Thomas / Gunatillake***

*Extension to the 30mph speed limit at Battisborough Cross - it was agreed that the number of signs needs to be increased. The company based in Kingsbridge who will make the signs - slow down horses and children walking - will send a quote. **ACTION: Cllr Gunatillake***

074/22 APPROVAL OF PARISH COUNCIL MEETING MINUTES

RESOLVED to approve the Parish Council Meeting minutes of 9 August 2022 and Planning Meeting minutes of 21 September 2022 (as previously circulated).

075/22 PLANNING

Planning Decision

APPLICATION NUMBER: 2014/22/FUL Holbeton	DECISION: Conditional Approval
APPLICATION NUMBER: 0213/21/FUL Holbeton	DECISION: Refusal
APPLICATION NUMBER: 2369/22/LBC Holbeton	DECISION: Conditional Approval
APPLICATION NUMBER: 2591/22/NMM Holbeton	DECISION: Refusal
APPLICATION NUMBER: 2443/22/HHO Holbeton	DECISION: Conditional Approval
APPLICATION NUMBER: 2444/22/LBC Holbeton	DECISION: Conditional Approval
APPLICATION NUMBER: 3111/22/ARC Holbeton	DECISION: Discharge of condition Approved
APPLICATION NUMBER: 2587/22/HHO Holbeton	DECISION: Conditional Approval

076/22 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE - Cllr Baumer

The Holbeton Parish Council Climate Change subcommittee held its most recent meeting on [Tuesday the 4th October](#) in Holbeton Village Hall. [This briefing also covers items not considered last month as a result of the cancelled parish council meeting \(in blue\)](#). The minutes of the July and September meetings have been approved.

Revised application for winter bird seed. The previous application from Joe Clarke, who has a farm tenancy at Orchard Farm, was not approved on the basis that it appeared to lack adequate community benefit. The application was for £774.80 to provide winter feed for wild birds following the discontinuation of the pheasant shoot by the Flete estate. Winter seeds from summer plantings and bought in seed would be delivered via dispensers to cover the winter needs of some relatively rare birds.

The applicant was advised to reconsider the community benefit element and to submit a revised application demonstrating this. The revised application accompanies this briefing. The email exchange is also reproduced below.

If this project is funded there will remain another £1,461 to spend until the next tranche is due in January 2023. **RESOLVED the parish council supports the revised proposal, and the applicant will host at least 4 open days for which parishioners will not be charged.**

- **Communications with Gary Streeter update.** [Our MP has now replied \(his email has been circulated\) and we understand that representatives of SWW and the Environment Agency have agreed to attend the evening of Friday the 18th of November starting at 7pm. The venue will be All Saints Church, kindly made available as the main room in the village hall was already booked. The church heating will be put on and facilities for showing slides made available to speakers.](#)

- **Life On The Edge project.** This project, led by South Devon AONB, held a live meeting of its Project Advisory Board at Mothecombe on Wednesday the 7th September. I attended as Holbeton Parish Council's representative. Also present were the experts and other community representatives as well as an ornithologist and arts facilitator.

The aim of this project is to improve the habitats for invertebrates along the south Devon coast with 'hot spots' which will be given special attention as identified as having the greatest potential. One of these is Mothecombe. Local experts in botany and invertebrates are surveying the areas and from this it is intended to engage local stakeholders in changes in practice that are achievable and realistic.

The project is in its development phase and despite the drought this summer the surveys have been started. The other aspect of the project is to engage local communities to participate in the project.

I am expecting to have a one to one meeting with one of the project team in the coming months and help them to identify local individuals and organisations

The project will be presenting the outcome from the development phase to the Lottery Heritage Fund in the next year with a view to being given the funding to proceed to deliver the project.

- **Holbeton Parish Council's environmental action plan.** This was reviewed by the climate change subcommittee and no changes were recommended to the council. **RESOLVED to approve this decision.**
- **Holbeton Parish Council's environmental policy.** This policy, introduced in 2020, was reviewed by the subcommittee. The one change to the wording suggested is in the introduction. The second sentence in the 2nd paragraph currently reads "The Erme estuary is a site of Special Scientific Interest." To which the words " with parts a designated Marine Conservation Zone" should be added. No other changes were suggested. **RESOLVED to approve this decision.**
- **River Yealm riparian parishes water quality policy.** The River Yealm Water Quality Group has drawn up a supplement for parishes adjacent to the river Yealm to add to their planning policies. This consists of detailed guidance on planning regulations relating to the management of surface water and sewage disposal. The intention is to assist parish councillors when considering planning applications. As the issues are also relevant to Holbeton parish I am attaching a copy of the document for consideration. **RESOLVED to adopt the document as an addition to the planning policy, suitably reworded to relate to the River Erme. See attached.**

- **The new flat roof on the village hall.** Holbeton Parish Council approved the funding of £1,500 towards the works in order to ensure that the new roof will be properly insulated. Work is about to start and will include a second area adjacent to the kitchen which it is understood will also be insulated to the same degree.
- **Space in the Holbeton News.** Not all environmental submissions to Holbeton News are accepted as a result of the pressure of space. It is understood that an annual sum of £240 (£20 a month) would secure an extra 4 sides within the magazine (subject to the results of a survey by HN being conducted this month), the same space as is given to church news. This would be funded from the annual £3,500+ section 106 budget, and any unused space would be useable for other topics. **RESOLVED to approve for a trial period of 1 year.**
- **The new parish council website.** The climate change section is reviewed each month. Two suggested improvements agreed by the subcommittee were 1. To make the climate change pages smartphone friendly. Currently documents and pages do not fit on the vertical format screens of smartphones. Secondly, it is difficult if not impossible to download documents. **RESOLVED to approve these requests to the webmaster.**
- **The SWW draft Drainage and Wastewater Management Plan.** By the time of the meeting I will have responded to the draft plan.

The next meeting of the Holbeton Parish Council Climate Change subcommittee will be on Tuesday the 1st November 2022.

----- Original Message -----

From: J Clarke

To: harryluson@gmail.com

Date 27/08/2022 21:29:33

Subject Re: Re[4]: Orchard Farm, Mothecombe. Wild Bird Seed Mix.

Hi Harry,

Thanks for your email. Sorry for the slow reply.

I have amended the application as recommended.

I have not put myself as the individual at the top of the form but have called it Wild Bird Seed Mixes.

I will arrange spring-time Dawn Chorus Bird Walks open to the community in 2023 and 2024 as a community engagement in relation to this project. As outlined in the initial application we are also hoping to be able to provide open days to the public and have sought alternative funding to help support this. A further, community engagement that I have pointed out in this revised application is that we will be hosting the other members of the recently formed Erme-to-Yealm Farmer Cluster on a farm visit over the next couple of years and this wild bird seed mix project, made possible through anticipated funding from both South Devon AONB FiPL and Holbeton Parish Council will provide a useful demonstrate site to local farmers about how margins and corner can be better used to support biodiversity.

I hope that overall this is thought to be a worthwhile investment.

BW

Joe Clarke

On Wed, 10 Aug 2022 at 13:56, <harryluson@gmail.com> wrote:

Hi again Joe

The parish council met yesterday and agreed that despite your application being worthy, in order to approve the funding we would ask you to modify your application.

The problem is that parish councils are not allowed to provide funding for any individual or business.

What your application needs is to focus on the provision of seeds and seed generating plants for the wild birds as a stand alone project, with a stronger emphasis on how that may benefit parishioners.

You have already provided the way in which important wild birds should benefit and the reason why this needs to be funded at this moment of change from the Flete estate pheasant shoot to new regenerative farming practices.

Although you do mention that the wider plans for the farm include involving the community what is needed is an explanation as to how this specific intervention will be used to educate and provide opportunities for parishioners.

I will leave it for you to decide how you plan to do this, but ideas might include involving school children in the process, giving access for bird watching at the appropriate times in the year, developing a hide, etc.

It would also help if you could indicate that the parish council will pay any invoices.

If you could make suitable changes to the application we will need it in time for the next climate change subcommittee, which meets on the 6th September.

If you wish to run your amended application past me at some stage, or would like to discuss anything please don't hesitate to get in touch.

I am confident that we shall get there and hopefully in good time for the winter season.

Best wishes, Harry

077/22 FINANCE

RESOLVED to approve the following:

(i) Bank balances: - Business Account as at 9 September 2022 = £5,000.00
Treasurers Account as at 13 September 2022 = £31,462.73

(ii) Banked receipts for August/September 2022: -

Bank Interest (09.08.2022) = £0.17
Allotment payments = £56.50
VAT Refund = £1,270.83
Devon County Council Locality Grant = £650.00
Money returned from organisers of parish Platinum Jubilee Celebrations = £319.40
Hire of Reading Rooms = £26.00
2nd Precept payment = £7,690.50

(iii) Grant Requests: - Battisborough Playing Field - purchase of a gate

Parishioner (Orchard Farm) - purchase of winter seeds from summer plantings and bought in seed delivered via dispensers to cover the winter needs of some relatively rare birds. The sum being requested for this winter - £774.80. **See minutes 076/22.**

(iv) RESOLVED to make the following payments: -

Payee	Description	Gross	VAT	Net
Mrs T Drew	Clerk - August 2022 Salary	£515.60	-	-
Mrs T Drew	Clerk - September 2022 Salary	£515.80	-	-
HMRC	HMRC - August 2022	£31.60	-	-
HMRC	HMRC - September 2022	£57.21	-	-
Amanda Coe	Cleaning of Holbeton Public Toilets - 24 & 31 August, 7 & 14 September 2022 @ £13.00 per hour	£52.00	-	-
Holbeton Village Hall	Hire of hall for PC meeting 9 August 2022	£28.00	-	-
Holbeton Village Hall	Hire of hall 6 September 2022	£22.00	-	-
Holbeton Village Hall	Hire of hall 4 and 11 October 2022	£48.00	-	-
Reimbursement to Clerk	Purchase of stamps	£7.60	-	-
Source for Business	Water at the allotments	£65.62	-	-
DB Computer Repairs	Monthly maintenance of Parish Council website - July & August 2022	£80.00	-	-
DB Computer Repairs	Parish Council Laptop health check	£60.00	-	-
SHDC	Annual Insurance and Inspection fee for Brent Hill play area	£252.00	£42.00	£210.00
Mr W Scarlett	Cutting grass at Battisborough Cross playing field 11, 22 June, 7 July and 20 September 2022	£128.00	-	-
Mr Hollett	Reimbursement for sundries for the public toilets	£30.97	-	-
Mr M Rawlings	Lengthsman Duties	£130.00	-	-
British Legion	Parish Council Remembrance Day poppy wreath	£20.00	-	-

077/22 FINANCE (continued)

(v) Approve Financial Statement

Financial Statement

Lloyds Bank Business Account bank statement as at 9 September 2022 :	£5,000.00				
Lloyds bank Treasurers Account bank statement as at 13 September 2022:	£31,462.73				
	Total =	£36,462.73			
Less: any un-presented cheques	001619	-£1,280.00			
	001615	-£210.00			
	001642	-£358.50			
	001643	-£358.50			
	001645	-£358.50			
	001647	-£60.00			
	001648	-£80.00			
	001649	-£65.62			
	001653	-£31.80			
	001652	-£28.00			
	001654	-£52.00			
	001655	-£22.00			
Plus: any un-banked cash/cheques	None	£0.00			
	Total Funds =	£33,557.81			
		PRECEPT 2022/2023 = £15,381			
Total uncommitted funds =	£33,557.81	Minus earmarked reserve	£34,400	=	-£842.19

(vi) A review took place of the Holbeton Parish Council expenditure and income 2022/2023 to date.

(vii) RESOLVED not to opt out of the SAAA central external auditor appointment arrangements.

(viii) Financial Regulations requirement:

2.2 Every six months and at each financial year end, a member other than a cheque signatory shall be appointed to verify bank reconciliations (for all accounts) produced by the RFO. The member shall sign the original bank statements (or similar document) as evidence of verification. This activity shall on conclusion be reported, including any exceptions, to and noted by the Council.

RESOLVED Cllr Fuller will verify bank reconciliations for Holbeton Parish Council two bank accounts.

(ix) Draft budget for 2023 - 2024 to be finalised at November's meeting.

078/22 DISCUSS PRECEPT FOR 2023 - 2024

Agreed to discuss the precept at November's meeting.

079/22 HOLBETON PUBLIC TOILETS

Transfer of building to the Parish Council - ongoing.

080/22 REVIEW OPERATION LONDON BRIDGE PROTOCOL

The protocol was updated due to the death of Her Majesty Queen Elizabeth II.

081/22 MAINTENANCE OF THE HOLBETON PARISH COUNCIL FACEBOOK PAGE

RESOLVED for the webmaster to assist with the maintenance of Holbeton Parish Council Facebook page.

082/22 FEEDBACK FROM WEEKLY BIKE TRACK & PARISH DEFIBRILLATORS INSPECTIONS - Cllrs Reece/Sherrell

No issues raised.

A defibrillator training session will be held at Holbeton primary school on November 16 2022.

083/22 REVIEW GDPR POLICIES:

The following documents were reviewed:

Data Protection and Privacy Policy
General Privacy Notice
Privacy Notice For staff, Councillors and Role Holders

No amendments made.

084/22 REPORTS FROM PARISH COUNCILLORS

Cllr Ackroyd - will place an article in the parish magazine in connection with a warm room. **ACTION: Cllr Ackroyd**

Cllr Baumer - a parishioner has passed 57 photographs of views in the parish of Holbeton, which will be passed to the Clerk for the parish website.

085/22 CORRESPONDENCE TO NOTE:

- Email from parishioner - Highway drainage issues - Copied to Mr Colton DCC Highways with permission from parishioner

- New premises licence application from Samantha Starkey for The Green Deli, Parsonage Road, Newton Ferrers, PL8 1AT . The application is for:

the supply of alcohol for consumption on and off the premises: Monday-Wednesday 8:30am until 6pm
Thursday - Saturday 8:30am until 10pm
Sunday 10am until 3pm

086/22 TO CONFIRM PARISH COUNCIL MEETING DATE AND VENUE

The next Parish Council meeting will take place on **Tuesday 8 November 2022** in Holbeton Village Hall at **7.30 pm**.

The meeting closed at 9.00 pm.

John Sherrell

(Holbeton Parish Council Chairman)

Date: 8 November 2022

Holbeton Parish Council website- <https://www.holbeton-pc.gov.uk>

Dementia Friendly Parishes Around The Yealm



To report highway issues - <https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

Devon County Council road works completed, current & future works - <https://apps1.wdm.co.uk/Live/Devon/PBLC/PIP/Map.aspx?cg=sws>

SHDC website: - <https://apps.southhams.gov.uk/webreportit> - click on what you would like to report, from the drop-down menu.

HOLBETON PARISH COUNCIL PLANNING POLICY ADDENDUM

Planning Guidance re the Erme Estuary Water Quality

This guidance was compiled by the River Yealm Water Quality Group and is reproduced with their permission.

Holbeton Parish Council has resolved that this will be used in considering planning applications for any new development (single and multiple) and extensions where the issue of the safe and sustainable disposal of surface water on site is part of the application.

1. Planning policy

Holbeton Parish Council will oppose/not support any planning application that is not in line with National Planning Policy Framework (NPPF) in particular sections 170 and 180 and the water framework directive Article 4 (non deterioration clause). In order to consider these matters Holbeton Parish Council may utilise any data made available from any sewage infrastructure which the planning applicant utilises. The Parish council will also always ask to see any FDA1 (foul drainage assessment) forms which have been completed in support of a planning application.

Sections 170 and 180 of the NPPF primarily provide water quality protection.

170.

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

2. Planning Applications

Question 12 of any planning application for new development and extensions must be looked at in detail. The application must include plans of sustainable drainage of surface water on the site, including a foul drainage assessment, and how this is achieved through permeable or non permeable surface and what materials will be used. A site meeting is recommended if the proposals are not clear that no surface water is draining to the foul sewer.

Holbeton Parish Council will consider what measures are acceptable to mitigate increased loadings on the sewerage system resulting in increased incidence of polluting storm overflows, installing soakaways for rainwater (that is currently going to foul drains), green roofs, water butts, permeable pavements driveways (any other SUDS solutions) etc.

Fuller guidance from South Hams District Council is attached in Appendix 1

3. Permitted development i.e. tarmacking gardens to make parking spaces/ bigger drives which create issues for other further down flow. This falls under part F of permitted development, but with restrictions as the guidance copied below

Class F – hard surfaces

This provides permitted development rights within the curtilage of a house for -

(a) the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or

(b) the replacement in whole or in part of such a surface

Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA, or Q of Part 2 of this Schedule (change of use)

Conditions

F.1 Development is permitted by Class F subject to the condition that where -

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse

The Department for Communities and Local Government has produced separate guidance on permeable paving. This can be found at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

4. Statement for Holbeton Parish Council to use on surface water drainage in response to a planning application from the District Council.

Holbeton Parish Council is committed to the improvement of water quality of the River Erme by ensuring that all planning applications for new housing and extensions have sustainable and appropriate drainage plans for the disposal of all surface water within the proposed site of the development. For this application.....

5. Fuller guidance is from South Hams District Council is attached in Appendix 1
October 2022

Appendix 1
Planning considerations with regard to the impact of the water quality in the Erme
From South Hams District Council

The planning policy framework which most directly comes into play when considering this issue, would begin at national level with the National Planning Policy Framework (NPPF). In particular chapter 15 'Conserving and enhancing the natural environment' paragraph 170 and then 175 regarding 'Habitats and biodiversity' and paragraph 180 regarding 'Ground conditions and pollution' (the following underlining is my emphasis throughout):

175. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest [such as the Erme estuary], and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The National planning policy guidance (NPPG) also has advice and guidance around plan-making and decision making in relation to water quality which is a material consideration and can be found here:

<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-quality>

This national guidance has then been translated through into the Joint Local Plan (JLP) and is found at DEV2 (p247 of the JLP);

Policy DEV2

Air, water, soil, noise, land and light

Development proposals which will cause unacceptable on- or off-site risk or harm to human health, the natural environment or living conditions, either individually or cumulatively, will not be permitted.

Development should:

- 1. Avoid harmful environmental impacts and health risks for both new and existing development arising from soil, air, water, land, or noise pollution or land instability.*
- 2. Where located in or impacting on an Air Quality Management Area, avoid or mitigate its impact through positively contributing towards the implementation of measures contained within air quality action plans and transport programmes, and through green infrastructure provision and enhancements, building design and layout which helps minimise air quality impacts.*
- 3. Prevent deterioration of and where appropriate protect, enhance and restore water quality.*
- 4. Limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.*
- 5. Where appropriate, remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land.*
- 6. Protect soils, safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources.*
- 7. Maintain and where appropriate improve the noise environment in accordance with the Noise Policy Statement for England (including any subsequent updates).*
- 8. Not cause an adverse effect on the integrity of a European Site (see Policy SPT12).*

The supporting text to this policy states that:

6.9 *The planning system plays an important role in protecting the environment and people from pollution and in managing natural resources. Policy DEV2 considers air, water, land, noise and light pollution, alongside other natural resource issues such as land stability and the need to safeguard soils and agricultural land. Its implementation will be amplified in the Plymouth Policy Area and Thriving Towns and Villages SPDs.*

6.10 *Air Quality Management Areas (AQMAs) highlight those areas where air quality presents a particular issue and challenge. In addition to avoiding unacceptable impacts to air quality in any event, Policy DEV2 seeks to ensure that the individual and cumulative impacts of development on AQMAs is appropriately considered and looks to Air Quality Action Plans and transport programmes in the first instance for appropriate measures to be implemented. The context and circumstances of an existing AQMA will inform the extent to which any impact is considered unacceptable. Any development, whether having an impact on an existing AQMA or not, that could have a significant cumulative impact on air quality, would normally be considered in the context of an Air Quality Assessment or Environmental Impact Assessment.*

6.11 *Under the Water Framework Directive (WFD) development should not result in deterioration of the status of the relevant waterbody and should aim to improve water quality where possible to help deliver the South West River Basin Management Plan objectives. This includes protected areas under WFD (bathing waters, shellfish waters etc.) which rely on the surrounding water quality. A catchment based approach will be taken when considering water quality following guidance in the National Planning Practice Guidance. Where there is an issue early engagement should be sought with the Environment Agency and relevant water and sewerage companies to clarify the type of assessment required.*

There are several associated policies around biodiversity protection (DEV 26) and protection of general health and amenity (DEV1). However, the other very pertinent policy for consideration is DEV35 'Managing flood risk and water quality impacts', especially point 4 onwards.

4. Developments, new and extensions should incorporate sustainable water management measures to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere, in compliance with the Local Flood Risk Management Plan and national standards for sustainable urban drainage systems. Surface water from proposed developments should be discharged in a separate surface water drainage system which should be discharged according to the drainage hierarchies set out in the Plymouth and Devon Local Flood Risk Management Strategies.

5. Proposals for discharges of surface water direct to coastal waters must include measures to remove particulate and dissolved pollutants in order to conserve the quality of coastal environments.

6. Developments which undermine the role of undeveloped estuarine coastal margins in providing resilience to climate change will not be allowed.

7. Developments located within the Critical Drainage Area should include a Drainage Strategy setting out and justifying the option(s) proposed, present supporting evidence, and include proposals for long term maintenance and management.

8. Development will not be permitted without confirmation that sewage / wastewater treatment facilities can accommodate or will be improved to accommodate the new development, in advance of the development taking place.

9. Where necessary, financial contributions will be sought for the maintenance and improvement of drainage infrastructure, fluvial and tidal flood defences, and erosion defences. Development should provide financial contributions, as necessary, to mitigate impacts on sewer network and to ensure no adverse effect on the integrity of any designated sites.

The recently adopted SPD also adds further guidance to these policies, esp para 9.69 onwards.

The above sets out the planning policy framework and guidance for decision-making which may affect water quality on or off site. In practice what this means with regards to an individual application is that the applicant is required to give us adequate information regarding any waste disposal. In the majority of cases this means foul drainage and/or the possible management of any contaminants on the site which may become mobilised by the development itself and any possible contamination from the process/development being proposed.

Re foul water/sewage - once the application form identifies the method of disposal of foul water officers would then ensure that this is appropriate for the site and proposal. For foul water an FDA1 form has to be completed by the applicant identifying the method of disposal. If it is to mains then SWW comment on whether there is capacity and whether this method of disposal to mains is acceptable, for other methods of disposal such as bio-digesters, either the SHDC drainage specialist or the DCC specialist (for major applications) would review it. Providing these specialist officers are content with the information and methods then, subject to any necessary conditions, this is considered acceptable.

Re contamination, either existing on site or as a result of the proposed development, the applicant provide a contamination statement or a phase 1 study if this is required, and would have to demonstrate appropriate mitigation of any contamination issues. Again this information is examined by SHDC specialist Environmental Health Officers and, depending on the proposal possibly also the Environment Agency.

Assuming these specialist advisors are content then, as above, it would usually be considered acceptable in this regard.

Overall then this sets out the framework for officer/Councillor decision-making relating to development within the catchment which may impact water quality.

However, a large part of the ongoing and future issues around the water quality and any contamination of or discharges into the river rest outside Planning or Environmental Health's control and sits instead with the Environment Agency. The EA and SWW in combination are the 2 main bodies in play here. Planning officers at SHDC are currently writing to South West Water to ensure that when they are consulted by planning on applications and respond, they ensure they are very accurate and confident with regards to capacity at their treatment plants as we are aware there is concern that some may be over capacity and/or causing discharges and CEFAS (Centre for Environment, Fisheries and Aquaculture Science) has contacted us in this regard hence we are proactively contacting SWW to address this.

I trust this sets out the planning guidelines, policies and considerations that Officers have to consider when arriving at a recommendation and how we interact with other specialist and authorities on this matter.