

## Peter Sandover

---

**From:** Andy Barsby [abarsby56@gmail.com]  
**Sent:** 14 March 2019 12:36  
**To:** JOHN SLATER  
**Cc:** Duncan Smith; Sarah Packham; Peter Sandover  
**Subject:** Re: Salcombe ND Plan  
**Attachments:** NDP Response to Reg 16 representations 6 3 19.pdf; ATT00073.html; LGS Cover Letter Master Template.pdf; ATT00076.html; LGS Letter Distribution List.xlsx; ATT00079.html; Response to John Slater para 4 Reg 16 Comments .pdf; ATT00082.html

Dear John,

Further to your “Further initial Comments” paper and the response today from Peter Sandover I thought I should also reply to some of the other paragraphs where the answer is straightforward. Taking each of your paragraphs where you seek a Town Council / NDP response:

- Para 4: Review of all Reg 16 comments and consider if any amendments are appropriate. (Peter Sandover’s response to you today).
  - We are aware that SHDC have commented in respect of Exception sites that the JLP will suggest a 40% open market percentage could be accepted. In Policy H4 (e) our Policy states no more than 15% of properties to be ‘open market’ vs the Council’s suggested 40%. We were motivated to propose a lower figure based (1) on advice received verbally from Thomas Jones on 11th June (see email exchange 11th/12th June recording that advice) that a ND Plan could suggest that a figure of 60% affordable could be higher and (2) on evidence that of recent open market housing developments in the town the number of homes that have ended up occupied by local people was very low (2/15 at Shadycombe Heights and 5/15 at Salcombe Rise Phase 2). This was why our Plan suggests a ratio of 15% open market to 85% affordable noting that all our survey evidence points to the fact that affordable housing is one of the Town’s most important requirements.
- Para 5: I attach the distribution list of letters that were sent to all landowners where we had identified potential LGS nominations. I also attach the generic letter that was sent to each. If you need copies of each individual letter then of course I can send those but don’t want to overload your inbox unless you don’t mind and need to see each letter.
- Para 6: We removed LGS 18 and 19 from the submission version of the Plan in light of the representations made by Age UK.
- Para 8: This is still Work in Progress but we are consulting with appropriate local contacts ( as Peter Sandover has advised below) and expect to be able to provide a clear response by the end of next week
- Para 11. Noted
- Para 12. Noted.
- Para 13. Noted. The importance of the view was because it is the pedestrian route, Onslow Road, from the Park & Ride and in that context an “important view” for the Town’s many visitors. The bench was originally suggested as the viewpoint simply because it is a fixed point, but this was before the planting that is now in front of it. If there is a way to maintain the ‘locally important view’ but re-state / re-position the precise V22 viewpoint, that would be a suitable compromise that would still meet the overall objective but hopefully not conflict with the landowner adjacent to V22. We would welcome your guidance on this.

Sincerely  
A. Barsby  
Salcombe NDP Group

On 14 Mar 2019, at 12:21, Peter Sandover <[peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)> wrote:

Dear John

To follow up from my earlier email I enclose the NPG/ Town Council's response to the Reg.16 comments (your para. 4 refers)

We understand the LPA are well progressed with their responses and we are seeking additional information from local agents on the affordable employment question (para. 8) so we should be able to reply to all questions within the timescale you proposed.

Best Regards

Peter

**Sandover Associates Limited**

Barnfield

Scoble

South Pool

Kingsbridge

Devon

TQ7 2RU

**phone** 01548 532818 and 531980

**mobile** 07967145728

**email** [peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)  
[petersandover@icloud.com](mailto:petersandover@icloud.com)

**website** [www.sandoverassociates.co.uk](http://www.sandoverassociates.co.uk)

---

**From:** JOHN SLATER [<mailto:johnslaterplanning@gmail.com>]

**Sent:** 04 March 2019 15:13

**To:** Duncan Smith; andy barsby

**Cc:** Peter Sandover; Sarah Packham

**Subject:** Re: Salcombe ND Plan

Dear Duncan and Andy

As promised I have now completed my site visit and I have produced a document entitled Further Comments of the Independent Examiner which asks a number of questions of both the Town Council and the LPA.

I hope that you find the timescales achievable to respond, but let me know if there will be a problem.

Can you put the note on your respective websites in the interests of transparency.

Kind regards

John Slater BA(Hons) DMS MRTPI

John Slater Planning Ltd