

WELCOMBE PARISH COUNCIL

Paula Ellison, Parish Clerk, Ash House, Welcombe, Bideford, Devon, EX39 6HH
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Mr. D. Green
Planning Manager
Torrige District Council
Riverbank House
Bideford
EX39 2QG

22nd February 2017

Dear Mr Green

**Re: Neighbourhood Planning (General) Regulations 2012:
Application for Designation of a Neighbourhood Area: Welcombe**

Under the relevant legislation as set out in the Neighbourhood Planning (General) Regulations 2012, Welcombe Parish Council, being a 'relevant body' as defined in Section 61(G) of the Town and Country Planning Act 1990, wishes to prepare a Neighbourhood Development Plan.

As required by Regulation 5 of the Regulations, this Application for Designation of a Neighbourhood Area is accompanied by the following:

- A map which identifies the area to which the area application relates
- A statement explaining why this area is considered appropriate to be designated as a neighbourhood area
- A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act

The Neighbourhood Area as identified on the enclosed map is the whole of the civil parish of Bradworthy as outlined in green

We consider the defined area to be appropriate for designation for the following reasons:

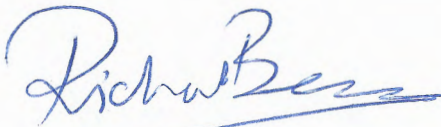
1. The area includes the entire area in the administrative jurisdiction of Welcombe Parish Area which serves the community of Welcombe
2. This area has an existing sense of community which the Parish wishes to cultivate in the creation of a Plan to meet the present and future needs of residents, businesses and organisations.
3. The Parish wish to get the Plan in place so that our residents can feel secure that whilst the surrounding countryside is being protected their family will still be able to afford to live in the area. The Parish also want to put a unique emphasis on employment and training needs with a strong focus on agriculture and tourism.
4. The Parish proposes to establish a steering group to enable the residents and interested parties with the opportunity to contribute and have their say in finding ways to address pressures that any future development in the area may create.
5. The Parish Council will work alongside Torrige District Council (which has a 'duty to support') and its residents and stakeholders from all parts of the Parish and will progress on

a transparent and 'open door' basis so that the community can observe and become involved at any time.

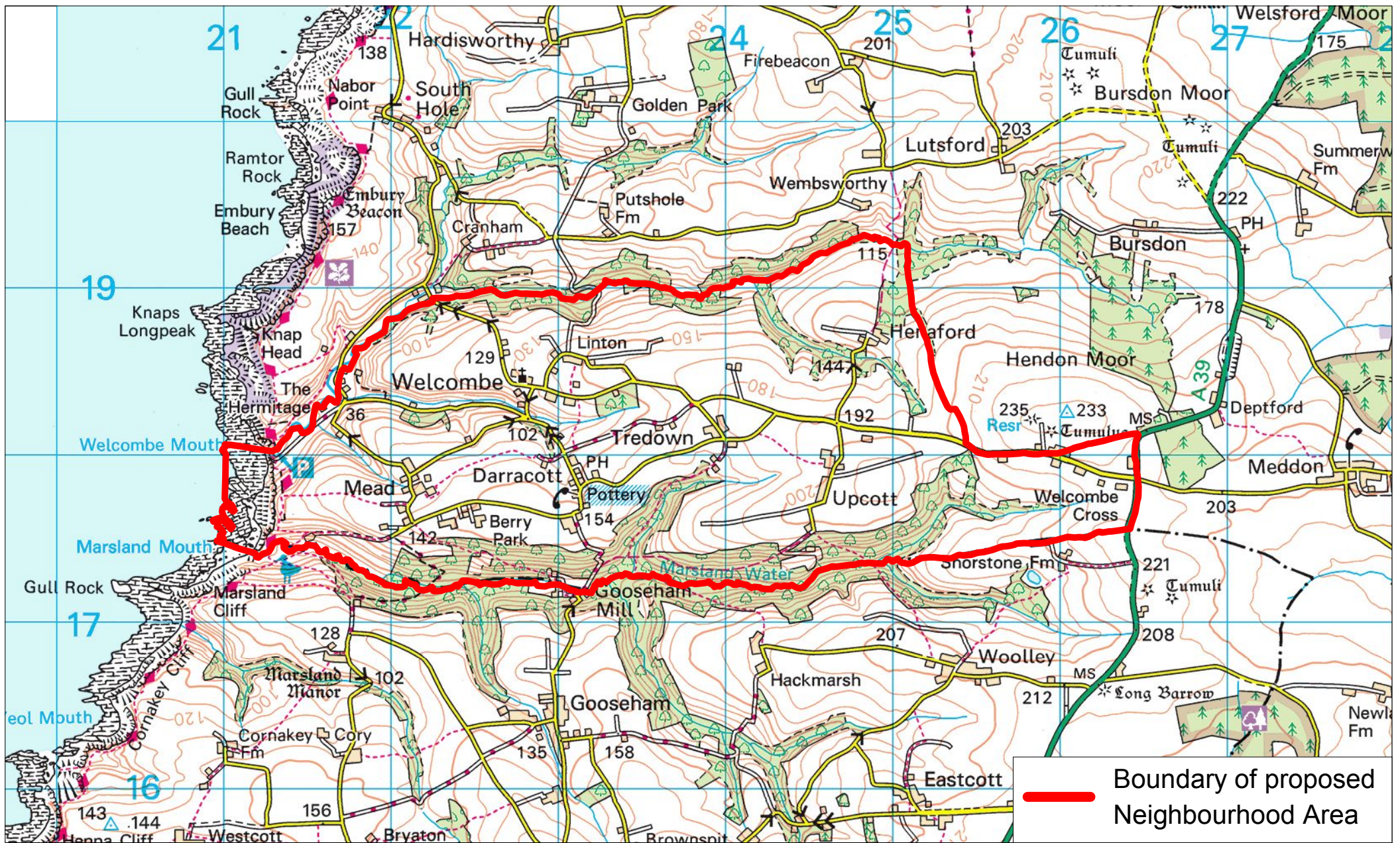
6. The area has been the subject of recent community-led and District Council led planning exercises involving local consultation including
 - The Parish Plan of 2005
 - Consultation on the North Devon and Torrington Local Plan

For the purposes of section 61(G) of the 1990 Act this letter is our statement

Yours sincerely



Richard Bence
Chair, Welcombe Parish Council



Proposed Neighbourhood Area Designation Welcombe Civil Parish



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