

Neighbourhood Plan Progress Report 13th March 2019

Affordable housing scheme at St Ann's Chapel

The application is now on the SHDC website Ref: 4214/18/FUL. The 3 week consultation period has commenced and the target date for determination of the application is 25 April 2019.

The following responses have already been received:

Natural England – No objection.

Historic England – No objection.

Devon CC Historic Environment – No objection.

SHDC Trees – No objection.

South West Water – No objection.

RSPB recommends:

- providing integral nest sites within each dwelling;
- retained and new boundary hedges should not be included within peoples garden boundaries to avoid hedges and trees being excessively pruned or removed.
A management scheme to be put in place.
- Retained and created hedges are planted and managed as hedges, rather than linear woodlands. This will also be more suitable for cirl buntings and other hedge nesting species.
- Permeable garden boundaries, ideally via garden hedges. If fences are used these should include at least one 'hedgehog' sized hole.
- Recommend enhanced management of the remainder of the boundary hedges in the arable field ie hedges not cut annually and not so close to the bank/ground. This will help nesting opportunities for cirl buntings and other birds.

Devon CC Highways:

1. The site junction visibility splay should be increased. DCC have evidence of 35mph speeds at the access point. *(The need for the visibility splays suggested is currently being discussed with Richard Jackson, Devon CC Highways).*
2. The road width should be widened from 4.8m to 5.5m. *(Possibl only required for first section of the road).*
3. A Section 38 Red Line Boundary is required so the Highway Authority can see how the layout affects what it will be expected to adopt.
4. The site access junction must have 10m radii as it meets the B Road.
5. A 10.2m refuse lorry should be tracked within the adoptable highway to demonstrate that it can turn around on site and enter and exit in a forward gear.
6. The road appears to be block paved. The preference of the Highway Authority is tarmac construction if it is to be offered for adoption. If the applicant or Planning Authority insist on a non-tarmac finish than concrete imprint would be a preferred next option. *(A concrete imprint finish is currently being considered as an option to tarmac).*
7. Longitudinal section of road is required.

8. Further details required to show how the pedestrian route will tie into Holwell Lane. It is recommended that the route be 3m in width to allow cyclists to use this route. *(He has since agreed to a 2.5m route).*
9. Need to ensure that legally pedestrian/cycle access rights on to Holwell Lane will be achieved in perpetuity. *(This should not be a problem as this road is public highway owned by Devon CC).*
10. Give way lines and a centre-line to be shown at access.
11. Kerb heights and types need to be shown.
12. Devon Highway Authority does not accept permeable paving if the road is to be adopted due to maintenance issues. The drainage strategy will need to be amended if the road surface is to be non-permeable.

The development team are aware of these comments and will be responding to them in due course. However, it would be useful to have the Parish Council's views on whether they would prefer to see a paved road surface rather than tarmac and their views on whether a concrete imprint surface would be acceptable.

A meeting with the case officer, Wendy Ormsby, is to be held on Friday, 22nd March. One of the matters that we will be discussing will be the use of natural timber cladding (larch currently proposed) as part of the mix of materials for the elevations. We know that she would possibly prefer a mix of stone and render only, although might accept some slate hanging. What are the Parish Council's views on the elevations as currently shown?

Regulation 14 Consultation of Neighbourhood Plan

The Regulation 14 Consultation expired on 8 March 2019 and the Neighbourhood Plan Steering Group is currently considering the comments that have been made and what amendments should be made to the Plan. A Steering Group meeting was held on Monday, 11 March 2019 and a lot of progress was made although there is still a lot more work to be done.

SHDC have provided some very helpful comments and recommendations and a meeting has been set up with Duncan Smith, SHDC Neighbourhood Planning Officer for 19th March to discuss their comments.

We have also had comments from the following bodies:

Devon CC Historic Environment Team;
Historic England;
Natural England;
Historic England;
Woodland Trust;
Marine Management Organisation;
South West Water;
National Grid;
Devon Countryside Access Forum; and
Highways England.

The comments from all of these bodies have been very positive.

We have not as yet had a response from the Environment Agency but they are often slow to respond.

Comments from the local community

There were in total 13 comments from people either living in the parish, or owning land/businesses in the parish. Most of the comments were in strong support of the Neighbourhood Plan. There were some comments requiring minor amendments or recommending further matters to be considered. The Steering Group will be reviewing all of these comments and will recommend changes to the Plan where appropriate.

A lengthy report has been received from Edgars Ltd on behalf of the Bantham Estate which was generally very support of the Neighbourhood Plan. The Estate welcomes the proactive stance of the plan in seeking to find a comprehensive and sustainable long term future for the golf club. However, they have questioned whether it is appropriate for the golf club to be designated as a 'Local Green Space'. SHDC have also questioned the appropriateness and need for this designation in relation to the golf club and it is something which we will be discussing with Duncan Smith of SHDC when we meet next week.

The Discovery Surf School has provided some useful information regarding the importance of this to the tourism industry as well as providing water sport based recreation activities for the local residents and many school children from Plymouth and the South Hams. We will be adding most of this information into the text of the Plan.

John Cullen, owner of Hingston Farm, has objected to a number of matters, mainly relating to land in his ownership, and the Steering Group are looking at all of the points, which have been made, and will be making amendments to the Plan where appropriate.

There has been an objection from the owners of Korniloff to the policy relating to the retention of the care home use. One of the prospective purchasers of Korniloff, who does not live or currently own property in the parish, has also objected to this and other policies of the Plan. Further consideration is being given to the exact wording to Policy BP6 relating to residential care and nursing homes but both the adopted and emerging policies of the District Council do seek to retain existing community uses (which include care homes) and the policy will need to accord to the adopted and emerging District Plans. The Steering Group will also consider and respond all of the matters raised.

Strategic Environmental Statement

It was pointed out by Natural England that the Strategic Environment Statement on the Neighbourhood Plan was not on the community website. The Strategic Environmental Statement, prepared by EACOM Ltd, Environmental Consultants is referred to in the Foreword and the Introduction to the Neighbourhood Plan and copies of this could have been sent to anyone who had requested a copy. However, this is now on the community

website together with the AECOM Site Assessment Report which is also referred to in the neighbourhood Plan. We have now sent copies of these direct to SHDC, Natural England, Historic England and the Environment Agency for their comments. The Strategic Environmental Statement will be the subject of formal consultation at the next stage of the Neighbourhood Plan but anyone wishing to comment on this now is welcome to do so.

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