

Address to Bigbury Parish Council on 13 December 2017

Bigbury Parish Neighbourhood Plan

Vision and Objectives

As a part of the Neighbourhood Plan Consultation process it is important that the Vision and Objectives of the Plan are agreed by the Parish Council and that these are subject to consultation with the local community. An article was placed on the Community Website and in the Bigbury News setting out an initial draft. Some helpful initial comments were sent to me by Stuart Watts with changes to wording mainly replacing 'preserve' with 'conserve' and the need to include an objective re sustainability including having a policy which promotes 'high speed Broadband'. A policy relating to this will be included in the Plan but it was considered appropriate to add an objective on sustainability. I would now like the Parish Council to consider this updated 'Vision and Objectives' which reads as follows:

1.0 VISION AND OBJECTIVES

1.1 The community's vision for the future of the parish is:

'To conserve and enhance the unique and special character of our rural and coastal community retaining its heritage significance and its outstanding natural beauty, whilst considering sensitive enhancements for the benefit of residents and visitors.'

1.2 In order to help to achieve this vision through the Neighbourhood Plan we set out below the following objectives:

- *To conserve and enhance the outstanding natural beauty of the countryside, coastline, beaches and the Avon estuary.*
- *To conserve and enhance the statutory and the local heritage assets within the parish.*
- *To conserve and enhance existing woodlands, trees, hedgerows, Devon banks, green spaces and other important features of our natural landscape which are important to the overall environment and have important biodiversity value.*
- *To restrict new housing development to that which is essential to meeting local needs and only on sites within the existing village development boundaries or on the allocated site at St Ann's Chapel.*
- *To maintain the vitality and viability of existing villages within the parish by retaining existing and encouraging new community facilities.*
- *To maintain and enhance our recreational facilities including the playground and playing fields at St Ann's Chapel, the golfing facilities at the Bigbury Golf Club and the water sports facilities at Bigbury on Sea.*

- *To retain existing and provide new tourist facilities, if appropriate, ensuring that any new facilities are provided in a manner which conserves the beauty and unspoilt nature of the countryside, the coastline and the beaches.*
- *To retain existing employment opportunities and to provide new facilities for local employment, providing this does not cause harm to the AONB and is in a sustainable location.*
- *Any development should be of high quality and sympathetic to the character of the local area.*
- *To retain the existing network of local roads and footpaths and encourage the provision of new footpaths to provide better access to the countryside or increased safety for pedestrians.*
- *To seek opportunities for improving infrastructure to make the parish more sustainable.*

We have asked for responses from the local community by Friday, 12th January 2018 and a comments box has been placed in the Holywell Stores.

Strategic Environmental Assessment / Habitat Regulations Assessment Screening Opinion

We have now been advised by SHDC that we do need to have a Strategic Environmental Assessment. The reason for this is due to the fact that we are proposing a housing allocation with the Area of Outstanding Natural Beauty as part of our plan. We are waiting to hear whether we also need to carry out a Habitat Regulations Assessment.

Pre-Application Site Visit and Meeting

We had a pre-application site visit and meeting with Wendy Ormsby, our case officer for the community-led housing scheme yesterday and we had a very positive response. Ms Ormsby agreed to the principle of a housing development on this site but advised that the next stage would be to instruct consultants to carry out the necessary traffic and environmental assessments and to instruct an Architect to prepare an initial layout and design concept which will then be subject to consultation with the community and further pre-application discussions prior to any planning application being made.

Neighbourhood Plan and Community-led Housing Scheme

We have had a number of meetings with officers of SHDC who have been advising us with regard to our proposed community-led affordable housing scheme, as well as with Dave Chapman who works for the Government funding agency, called Locality who provide grants to support Neighbourhood Plans and Community-led projects.

SHDC are willing to work with and assist the Parish Council and have in fact agreed to pay the costs of the Architect, Andrew Kirby Architects, who both South Hams District Council and the Neighbourhood plan Steering Group would like to use. Andrew Kirby has a lot of experience with this type of development and we were very impressed with his approach and willingness to work with the community.

Dave Chapman has agreed to support us with our two applications to Locality. One is to obtain support from AECOM, an multi-disciplinary firm who specialise in environmental studies, to carry out a

Strategic Environmental Assessment, which is now required, a Heritage Assessment and a Site Options and Assessment to ensure that the site appraisals that the Steering Group have carried out do cover all the likely potential environmental opportunities and constraints. All of these assessments can be provided with no cost to the Parish Council. Locality can also give us a grant for the costs of publicity, printing, room hire and cost of documents and plans. We are proposing to apply for £1,440.00 to cover expenses.

The second application (up to £10,000) is to pay for the professional fees of all the other consultants required for the preparation of the community-led housing development.

These include the following:

Topographical Survey (Benchmark Surveys) = £725.00

Heritage Statement (Oakford Archaeology) = £1,275.00

Magnetometer Survey (Substrata) = £1,100.00

Transport Statement (Jubb) = £2,500.00

Preliminary Ecological Assessment (Tor Ecology) = £524.90

Initial Landscape Appraisal (Rathbone Partnership) = £280.00

Drainage Consultant (Aqua Tech Consultancy Ltd) =

Community Engagement =

List of Local Heritage Assets

As part of the Neighbourhood Plan we would like to prepare a List of Local Heritage Assets. These are non-designated heritage assets which are important to the local community and ones which we would like to conserve and enhance.

The NPPF (para 135) states:

'The effect on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that affect directly or indirectly non designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

For the local heritage assets to have any weight it is important that these are identified in the plan. These can be buildings of special architectural or historic interest, that are not listed eg Warren Cottage, the oldest building on the mainland at Bigbury on Sea, and the Pilchard Inn, which is not listed but clearly a building of heritage value, or any buildings which make a positive contribution to the appearance and character of our parish. Local heritage assets can include structures or archaeology sites as well as buildings eg earthmounds of historical significance, old pumps or wells, old stone walls, Devon hedgebanks, Second World War pillboxes, or even interesting areas of paving or cobbles.

We are proposing to get the whole of the community involved in this process and to put forward suggestions supported by some background information as to why they consider these to be of local heritage interest, together with photographs. We will then set up a working group to consider the

proposals which I suggest should include people from the History Society and anybody else with heritage, history or design expertise.

Valerie Scott

Chairman of Bigbury Parish Neighbourhood Plan Steering Group

13th December 2017