

Neighbourhood Plan Progress Report 9th January 2019

Affordable housing scheme at St Ann's Chapel

A detailed planning application comprising 13 dwellings with associated car parking, landscaping and public open space was submitted to South Hams District Council on Friday, 21 December 2018.

The scheme includes 8 affordable dwellings comprising 4 dwellings for sale at a significant discounted price (55% of market value) and 4 for rent. The dwellings for discount sale would be for people with a local connection only and would need to remain for local people in the future. Those for rent would also only be for people with a housing need and able to show a local connection. The scheme also includes 3 dwellings for private sale on the open market in order to make the scheme viable. There will however be a restriction placed on these that they be for principal residence only. The other two dwellings are for the use of the landowners; one to be occupied by themselves or their family and the other to be let to an agricultural worker. The landowners are paying for the cost of the build of these two dwellings.

Minor amendments have been made to the layout and the design of the dwellings to address comments which were made by parishioners at or following the community event held in the Memorial Hall on 10 November 2018. Further revisions to the scheme can be made if it is considered necessary and we would welcome further comments by the parishioners with regard to the proposed development as now submitted. The LPA reference number for those who might wish to view the application is 4214/18/FUL.

We are hoping that a start to this development will be made on site in the summer. We would therefore encourage those who might be interested in purchasing or renting a dwelling to now express an interest. For discount purchase people need to be registered with Help to Buy South West www.helptobuysw.org.uk. For rental properties people need to be registered with Devon Home Choice www.devonhomechoice.com/how-it-works.

Neighbourhood Plan

The Draft Neighbourhood Plan is almost ready to be published for consultation purposes. We were hoping to have published this prior to Christmas. There is just one matter that still needs to be resolved. This relates to the designation of the sites for 'Local Green Space'. We need the Parish Council to agree these areas prior to publishing the plan. These now comprise the following:

- Private open land which includes public footpaths at Burgh Island, outside of the existing built up part of the hotel complex;
- The Warren and extending along the coast to Challaborough;
- Clematon Hill;
- Cockleridge Ham;

- Bigbury Golf Club;
- Public open space at Bigbury Village Green;
- Private open space around the listed Bigbury Court Dovecote, Bigbury Village;
- Private open space to the north of Bigbury Court Barns, Bigbury Village; and
- Public playing fields and recreation ground, adjacent to Memorial Hall, St Ann's Chapel.
- Proposed area of public open space within proposed housing development at St Ann's Chapel.
- Area(s) to be used as allotments and/or open space as part of the proposed development for circa 8 dwellings to rear of Little Combe, The White House, The Old Chapel and Petit Pain.

I attach plans showing these proposed Local Green Spaces.

Following a decision in relation to the above two matters we can then proceed with the publication of the plan with a 6 week consultation period. This will be advertised on the community website, an advert placed in the Bigbury News and notices placed on the Parish noticeboards and in the Holywell Stores. Copies of the plan can be inspected on the community website and hard copies will be available for inspection in the Holywell Stores and at the Memorial Hall. If anyone would like to purchase a hard copy then this can be arranged but a charge for the copying and binding will need to be made. Anyone wanting to have a hard copy should contact me either by email or on the telephone.

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