

VALERIE SCOTT PLANNING

Town Planning and Development Services

Bigbury Neighbourhood Plan 2019 - 2038

Consultation Statement Appendices 1 to 14

Prepared by the Bigbury Neighbourhood Plan Steering Group on behalf of the Bigbury Parish Council.

Date: June 2019

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**APPENDIX 1: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 5 DECEMBER 2015**

5th December 2015

Bigbury Neighbourhood Plan

Neighbourhood planning was introduced by the Government in 2012. Local communities are now able to produce Neighbourhood Plans for their neighbourhood which puts in place a vision and policies for the future of their area. These are normally prepared by the Parish Council or where a Parish Council does not exist by a specially elected Neighbourhood Forum. The Parish Council may however set up a working or steering group of community representatives. This group can change from time to time, bringing in additional people if others want to join or bringing in people with special skills or knowledge to work on different aspects of the plan. The plan does need to be consistent with national policy and accord with the strategic policies of the South Hams District Council's adopted plan. It cannot, for example, propose less housing than required by the Local Plan but could include more housing if considered appropriate.

What is a Neighbourhood Plan?

It is a community led framework for guiding the future development, regeneration and conservation of an area. It should include a vision, aims and planning policies and can include proposals to improve the area, provide new facilities e.g. community facilities, and allocate key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as types of housing and where this should be provided). It can deal with heritage issues e.g. designating buildings of local architectural or historic interest which the community would like to see retained.

If the District Council have policies to increase housing in a particular area or if the community wish to provide more housing (e.g. affordable housing or starter homes), the plan could put forward suitable sites, providing evidence of why and how these sites have been selected.

The Plan can be a very powerful tool in shaping the development of an area. It does need to go through independent examination which will be organised and paid for by the South Hams District Council but once adopted it becomes a statutory plan and **must** be taken into account when applications for development are being considered, unlike the Bigbury Parish Plan which carried very little weight. Many appeals have been dismissed due to the fact the proposals did not accord with Neighbourhood Plans.

Timeframes

The community can decide how long the timeframe of the plans should be. It could be 5, 10, 15 or 20 years.

The plan is likely to take about 18 months to be prepared and be adopted.

First Step

Work on a Neighbourhood Plan can only commence formally when the neighbourhood area has been designated by the South Hams District Council.

An application needs to be sent to the District Council. This has to include a plan showing the area chosen. This would normally be the whole of the parish but it could be a smaller and more focused area. Adjacent Parish Councils may also agree to work in partnership to

produce a joint Neighbourhood Plan. The application needs to include a statement to justify need for a Neighbourhood Plan and the area chosen and there needs to be a statement setting out the terms of reference.

Terms of Reference

The terms of reference will need to include the methodology for preparing the plan and the membership of the committee including how people will be recruited. This could for example be equal parts from the people on Parish Council and the community at large.

A Chairman needs to be appointed and people on the working party could be allocated specific roles. Additional or replacement members could be recruited as and when needed.

We will need to consider how disputes will be handled.

There needs to be regular reports given to the full Parish Council on any major issues arising on which the Parish Council needs to express a view.

How will the proposals of the plan be advertised and how will the local community be consulted?

How will it be financed? At the moment no finance is required however if we want to instruct any professionals or a heritage consultant, carry out surveys to obtain public opinion, or hire out the memorial hall, there will be costs involved. It may be necessary to think about how to finance this if we do not have sufficient money available. When Ugborough Parish set up their Working Group in October 2011 they managed to raise funds of £20,000, advanced to them by South Hams Council.

Other South Hams Neighbourhood Plans

- Ugborough Parish Council Neighbourhood Plan, approved 21st March 2013
- Totnes Parish Council Neighbourhood Plan, approved 21st March 2013
- Harberton Parish Council Neighbourhood Plan, approved 21st March 2013
- Salcombe Neighbourhood Plan, approved 18th July 2013
- Ivybridge Neighbourhood Plan, approved 18th July 2013
- Bickleigh Neighbourhood Plan, approved 18th July 2013
- Malborough Neighbourhood Plan, approved 12th December 2013
- Stoke Fleming Parish Council Neighbourhood Plan, approved 5th June 2014
- Newton and Noss Parish Council. Neighbourhood Plan, approved 5th June 2014
- Dartington Parish Council Neighbourhood Plan, approved 5th June 2014.
- Stoke Gabriel Neighbourhood Plan, approved December 2014.
- Dartmouth Neighbourhood Plan, approved 11th December 2014
- Berry Pomroy Neighbourhood Plan, approved 13th February 2015
- South Milton Neighbourhood Plan, approved 13th February 2015
- Modbury Neighbourhood Plan, approved 24th February 2015
- Thurlestone Neighbourhood Plan, approved 24th April 2015
- Brixton Neighbourhood Plan, approved 26th June 2015
- Wembury Neighbourhood Plan, approved 22nd October 2015
- Strete Neighbourhood Plan, approved 19th November 2015
- Aveton Gifford Neighbourhood Plan, approved 18th November 2015

South Hams Strategic Policies

The South Hams District Council Core Strategy was adopted in December 2006.

The District Council has assessed every town and village in terms of its potential for additional development. The District Council considers that in settlements with an appropriate level of infrastructure and service provision, a small or modest amount of development can be beneficial and acceptable.

This can apply to settlements within the South Devon Area of Outstanding National Beauty where development could help to foster social or economic wellbeing.

Policy CSI of the Core Strategy identifies the settlements where additional development is acceptable in principle. This includes the village of Bigbury-on-Sea and St. Ann's Chapel. The village of Bigbury is not included. Elsewhere development will be strictly controlled and not permitted unless it can be delivered sustainably and in response to a demonstrable local need.

The Core Strategy states that Development Boundaries will be defined in subsequent Development Plan Documents (DPDs) but there has been no subsequent DPD showing a development boundary for either Bigbury on Sea or St Ann's Chapel.

The Rural Areas Site Allocations DPD, published in February 2011, shows site allocations for various local centres and villages including Modbury and Aveton Gifford but this did not include any allocations or development boundaries for Bigbury-on-Sea or St Ann's Chapel.

There were however development boundaries shown in the previous South Hams Local Plan, April 1996, for both Ringmore and Bigbury on Sea but not St Ann's Chapel. These boundaries were drawn tightly around the existing built up areas allowing little scope for expansion.

Bigbury Neighbourhood Plan Working Group

Anyone who is interested in becoming a member of the working group should contact Valerie Scott on telephone: 01548 810336 or email Valerie.Scott@cgms.co.uk

**APPENDIX 2: APPLICATION TO SHDC FOR PREPARATION OF
NEIGHBOURHOOD PLAN**

Designation of Plan Area Application Form



Name of Applicant - *Must be a Parish or Town Council*

Bigbury Parish Council

Contact Details - *Please supply contact details of project lead*

Name: Bryan Carson

Address: The Byre, Easton
Bigbury, Kingsbridge
Devon TQ7 4AN

Email: bryanecarson@hotmail.com

Tel: 1,548,810,296

Name of proposed plan area

Bigbury Parish Neighbourhood Plan

Map of proposed plan area

Please supply a separate map showing the boundaries of the proposed plan area

Statement confirming why the proposed plan area is appropriate

Please explain why the plan area is an appropriate designation, continue on a separate sheet if necessary.

See attached statement.

Type of plan proposed - *Please tick*

Neighbourhood Development Plan

Community Plan

Plan-It Lite

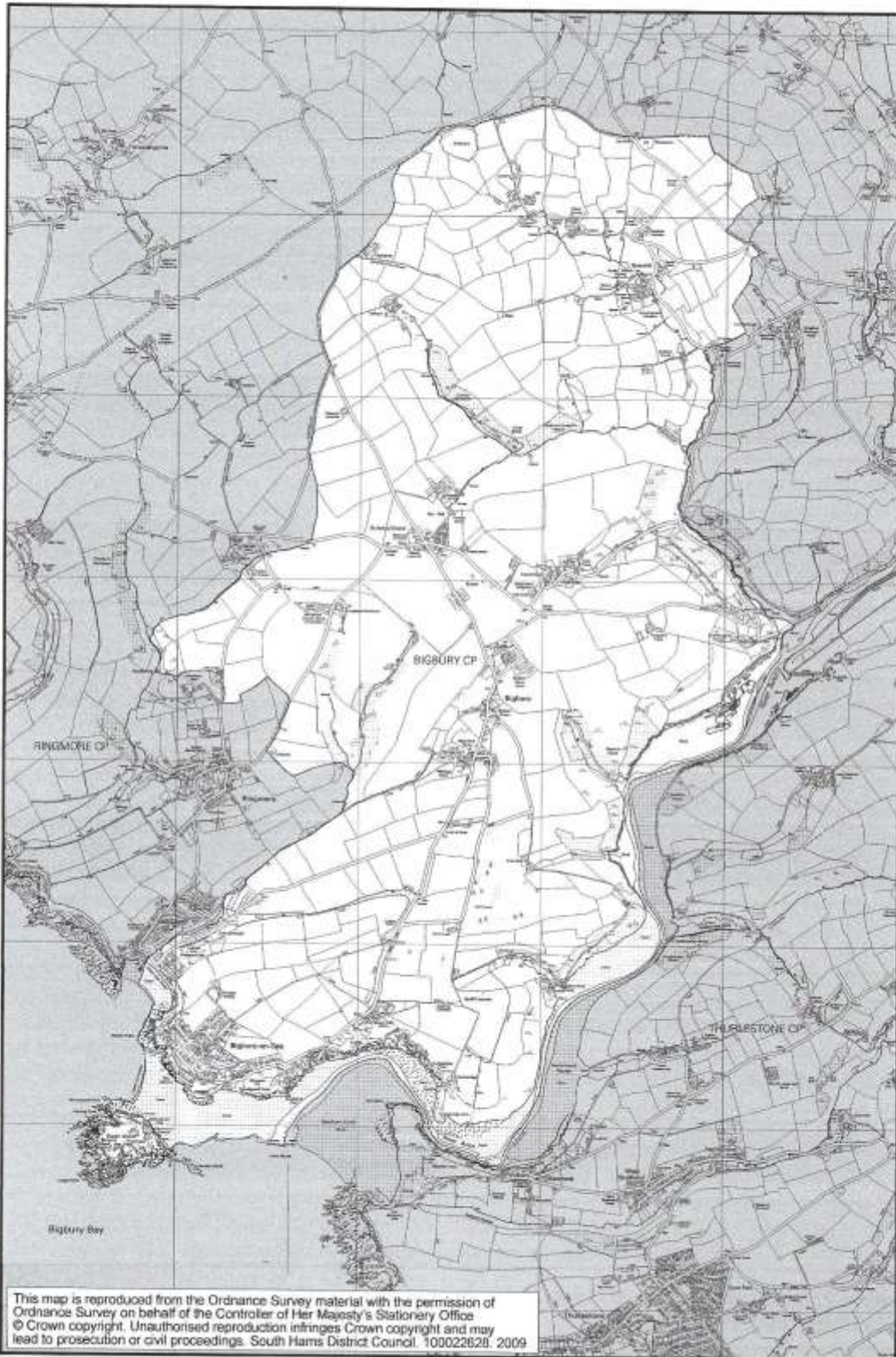
Neighbourhood Development Order

Community Right to Build Order

Group Terms of Reference

Please supply a separate sheet detailing the Group's Terms of Reference

Please return to the Strategic Planning Team,
South Hams District Council, Follaton House,
Plymouth Road, Totnes, Devon, TQ9 5 NE.



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Terms of Reference for the Bigbury Neighbourhood Plan Group

The Parish Council proposes to prepare a Neighbourhood Plan for the Bigbury Parish. The Plan will include policies and proposals for the whole of the parish area but will in particular include more detailed plans and policies for the three villages of St Ann's Chapel, Bigbury and Bigbury-on-Sea.

Purpose of the Group

What is the main aim of the group?

The purpose of the Group is to oversee the preparation of a Neighbourhood Plan for the Parish. Their task will include consultation with the community and other interested parties through public meetings, workshops, a variety of surveys (including questionnaires). Contact with the community will be achieved through notices in the Bigbury News, Bigbury's Community Website, Parish noticeboards, newsletters and social media.

What are the objectives of the Group?

To steer and facilitate the processes and steps required in producing a Neighbourhood Plan. It is hoped that this will ultimately lead to the adoption of a Neighbourhood Plan setting out plans and policies for future development within the parish.

Membership and Governance

It is proposed to set up a Steering Group who will be responsible for overseeing the progress of the Neighbourhood Plan and will lead the consultation process. This group will include at least two Parish Councillors who will provide the vital link reporting to the Parish Council about the progress of the plan and helping to ensure that other Parish Councillors (and the public via the parish meetings) are kept informed, can help to resolve any tensions which may emerge and can give their opinions on any major issues or disputes which might occur.

The remainder of the Steering Group will include people living in the parish who have shown a strong interest in being a member of the Steering Group. This will if possible include people who have particularly useful knowledge or skills and people who live in different geographical parts of the parish.

Additional people will be recruited into the group where necessary with a view to setting up a series of working parties focussing on particular policy areas or projects eg separate working groups will be set up to consider the more detailed policies and proposals for the three villages which are all quite different in their character and demographics.

It is also proposed to bring in specialists where necessary to assist with particular projects where required.

The Parish Clerk will be invited to attend all Steering and Working Group meetings and to take minutes of these meetings. If the Parish Clerk is unable to attend another member of the group will be asked at the start of the meeting to take notes and to issue minutes following the meeting.

What are the roles and responsibilities of individual Members of the Steering Group?

The Parish Council will be responsible for electing a Chairman. Other roles of members of the Steering Group will be defined and agreed within the group. However these will include a treasurer and someone to oversee the consultation process including use of social media where appropriate. Other responsibilities will emerge over time as the plan progresses and working parties are set up.

What arrangements are in place for bringing in replacement and/or additional Members?

Additional members will be co-opted to replace any members who are unable to continue their involvement and to strengthen the group in respect of particular issues and opportunities identified in the course of the plan preparation.

How will declarations of interest be managed?

Members will be asked to declare any pecuniary interests in particular issues or land as appropriate as a condition of their participation in the plan preparation.

If voting is required, what voting arrangements are in place?

Voting if appropriate will be by show of hands with the Chairman having the casting vote as per the Standing Orders of the Parish Council.

Which decisions will be referred to the Parish Council?

The Parish Council will be asked to confirm and agree the work programme for the preparation of the plan; agree any interim proposals put forward for consultation with the public; agree the draft plan prior to community consultation and the final plan prior to submission to South Hams Council.

Reporting and Feedback

**How will the group share information with the community?
How will minutes of meetings and feedback from events/consultation be recorded and made available to the public?**

Information regarding the plan will be shared with the community through public consultation meetings, the Bigbury News, Bigbury's Community

Website, newsletters and social media. Minutes of all Group meetings, workshops and consultations will be posted in the Bigbury News and on Bigbury's Community Website.

Resources and Finance

Are any additional resources or finance required?

Project costs are likely to arise primarily for the hiring of venues for public meetings, the preparation and circulation of printed materials including questionnaires. Costs may be incurred through the hiring of an independent body to assist with the development analysis of the questionnaire. The District Council may be able to assist with providing a free on line survey tool and a free housing needs survey (apart from postage). The Steering Group will draw on the expertise and knowledge of appropriate officers at South Hams District Council and Devon County Council and use relevant information held by those councils. Additional costs may be incurred with the publication, printing and distribution of draft plans and the final plan. It is expected that South Hams District Council will meet the costs of an independent review of the plan and the community referendum before formal adoption.

Monitoring and Review

How will the plan be monitored?

The preparation of the plan will be regularly monitored by the Parish Council through monthly reports from the Steering Group. Ongoing arrangements for the review and monitoring of progress on the plan's implementation after adoption will be set out in the plan. It may be necessary to carry out a review of the plan in due course if the plan is considered to be inconsistent with any new policies of the Government or subsequent changed policies of the District Council.

**APPENDIX 3: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 12 MARCH 2016**

Bigbury Parish Council (BPC).

Minutes of a Neighbourhood Plan Open Meeting Saturday 12th March 2016

Held in the Memorial Hall St Ann's Chapel from Noon.

The Meeting came to order at 12:13 p.m.

A / Present:

Valerie Scott (VS) Chair Neighbourhood Plan Steering Group, Cllr Bryan Carson (BC) Chair BPC, Cllr Beth Huntley (BH) BPC, Cllr George Rosevear (GR) BPC & Minute taker, plus 13 members of the public.

B / Apologies:

SHDC DC Cllr Lindsay Ward.

C / Quorum:

The meeting was Quorate, in so far a quorum was necessary under BPC rules.

D / Minutes of the First Meeting.

Not presented as this was an open public information meeting and not a reporting meeting.

E / Matters Arising:

None.

The Open meeting was convened to discuss the Vision and Objectives of the Bigbury Parish Neighbourhood Plan

1a / Opening Address:

BC briefly addressed the meeting, stating that a Neighbourhood Plan (NP) was fundamental to the future of the Parish as it will carry Statutory force within the SHDC Local Plan. He then introduced VS Chair of the NP Steering Group.

1b / Opening address of VS Chair BPC NP Steering Group [NPSG].

VS made the following statements.

Following support for the project from the BPC, an application was made for a NP to SHDC on 13th December 2015, which was approved by SHDC on 21st January 2016.

An initial meeting of parishioners took place in December 2015, with unanimous support for the NHP with VS invited to chair the NPSG, which has led to today's meeting.

All meetings of the NPSG and any open or formal Public meetings will be minuted; and those minutes will be published in the Bigbury News and posted on the Community Website and the Parish Notice Boards.

2 / Funding

An application has also been made to SHDC for initial funding of the NPSG in the sum of £500.00 from the Sustainable Communities Locality Fund (SCLF). There are other options to add to this. These will be considered in the new financial year commencing 1st April 2016.

3 / Discussions with SHDC

VS reported that Phil Baker is the officer at SHDC who is responsible for NP's and he will be the NHPSG link and guide. He will ensure that the development of BPC's NP conforms to the emerging SHDC Local Plan.

At present the existing South Hams "Local Development Framework (LPF) Core Strategy dates from December 2006; and the Rural Areas Site Allocations Development Plan Document itself was only adopted in February 2011.

It is to be hoped that whatever limited development is permitted and what emerges in the new "Local Plan" is related to expected growth of and in the Parish.

Therefore the following matters all need to be investigated, reviewed and refined to see if and where they can sit within the BPC NP.

- (i) A need for a project programme for the NP.
- (ii) The matters included in the plan need to be evidence based, perhaps with support from the ONS.
- (iii) The support of SHDC for a Housing Needs Survey. This was approved at the recent BPC meeting of 9th March 2016. It would be promoted by the use of a Post Card to be included with the next available issue of the Bigbury News. The card would provide details of how to provide information/response, either digitally or in writing. VS briefly ran through the form to give an idea of the range of questions it contained.

4a / What are the next Steps?

- (i) In addition to the Housing Needs Survey, a further questionnaire is proposed and will be worked-up to provide evidence for the NP. There will be further meetings to allow Parishioners to respond with their ideas of the "Visions and Objectives" to be achieved by the plan.
- (ii) There will also be further meetings with SHDC to ensure that the NP is shaping up to be representative of the whole Parish; and that its evidence base is appropriate to be included within, not only the NH, but also the SHDC Local Plan.
- (iii) The Steering Group will be formed to have a core membership of about eight, with opportunities for "Parishioners" to join and contribute with their particular expertise(s). There will also be the ability to dip in and dip out of the Steering Group over its likely life of 18 months or so.
- (iv) Currently there are some 13 volunteers from the Parish; but there is room for more, in particular those who bring different skills into play.
- (v) It is likely that that there will be sub groups to represent the views of the main settlements within the Parish of Bigbury, Bigbury on Sea and St Ann's Chapel. The sub groups and the main NHPSG will report back to the BPC on a regular basis.
- (vi) Volunteers are asked to let VS know of their interest in being part of the NPSG.

4b / Open Spaces Sports and Recreation (OSSR).

GR informed Parishioners that the SHDC's Section 106 Legal Agreements that invariably accompanied each and every development, provided for several different types of Statutory required contributions, these included: Education, Highways, Affordable Housing and Open Spaces Sports and Recreation. This latter category is of importance and value to the Parish.

The OSSR requires an audit of all of the Parish's current such facilities, what is lacking and what is wanted or desired. This is a detailed formal process and unless it is carried out, any additions supported by Central

and Local Government funds or initiatives will not be available. Furthermore, this audit “has to” be submitted through, as well as, in parallel to the NP. If it is not part of the NHP, it will not be recognised.

For example, the two new houses in St Ann’s Chapel have OSSR contributions available in the order £5500 to £7500 in total; and the Parish needs to make an expression of interest to access and use it, or it could be lost to another Parish, such as Modbury, (who have their eye on it). At present the expression of interest (EOI) can be made extant the NP as the process is too young; but once in place, any use of the money would have to have been part of the OSSR and posited in it.

4c / Visions and Objectives from the Floor

The following contributions were made from the floor for inclusion in the NHPSG’s considerations.

- (i) Drainage and Sewage capacity: Concern was expressed as to whether existing developments had or do put undue stress on the current infrastructure, as evidenced by waste matter ending up in the streams and on the beaches.
- (ii) Infrastructure: Evidence of DCC Highways and SWW modelling for existing and future development for the Parish was called for, to be available to the BPC and the NHPSG. It was not sufficient, as in the case of Modbury for the issue of flooding and sewage infrastructure to be dealt with simply because of the imperative to protect the Blue Flag status of beaches; although it was, of itself, excellent.
- (iii) Tourism: Does the Parish wish to encourage a greater influx of tourists or not? And, if so, are the roads and car parking facilities sufficient and of a sufficient standard to allow for such a greater influx?
- (iv) Employment: Whether brought about by tourism or other means, does the Parish look to encourage a higher level of employment within its boundaries, whether that be for Parishioners themselves, or for others from the surrounding area?
- (v) Community Facilities: Whether falling within the scope of the OSSR or not, there have been significant losses since circa 2008, in terms of shops, public houses, cafes and play areas. How is this halted and reversed?
- (vi) Transport Links: Community/Public transport. One public bus a week and a couple of taxi cars, hardly stimulating movement. Taking into account the Parish has a broad mix of ages; but at each end of the age spectrum, many without their own transport. Is there scope for a Parish Minibus?
- (vii) Recognition and Protection of Buildings of Local Historic or Architectural Interest: Can consideration be given for some form of protection to buildings in the Parish, whether of historic or architectural interest? Could this be through a mix of Environmental (AONB), Community or formal statutory listing?
- (viii) Design Preferences: Can the Parish seek to incorporate its “aspiration” as to the preferred mix of design concepts and finishes in the Parish?
- (ix) Sustainable and Renewable Energy considerations: Does the Parish wish to see any large scale infrastructure project, or prefer to have such an amenity simply restricted to and incorporated within individual developments, and then reflecting Parish design aspirations?

- (x) Highways: Although touched on in an earlier section of the minutes, nonetheless, does the Parish want to have its highways infrastructure improved, and not be constantly prone to DCC budget restrictions?

- (xi) Light Pollution: Whilst there may not be support for comprehensive road lights, are there areas that are vulnerable and which would benefit from better lighting? In addition, many properties had somewhat inconsiderate security lighting arrangement. Would it be possible to incorporate into the design of future developments a preferred form of security lighting both in design, capability and timing?

- (xii) Wild Life Centre: Is there scope within the Parish, Avon Estuary or elsewhere for such a project, would it be a fee paying or non-fee paying attraction? How would it be financed and how would the Parish deal with the influx of visitors and the requirement for car parking and coach parking?

- (xiii) Avon Estuary and the Beaches: How can we successfully preserve these amenities and enhance them where appropriate?

- (xiv) The Warren: Linked to (xiii) above; how could this area be improved and preserved? Bearing in mind the Parish is within the AONB.

5/ Volunteers for the NPSG and future Meetings.

Although covered already in 1b and 4a VS reminded those attending, if they had not already volunteered there were still opportunities to do so, either by leaving contact details today, or contacting her direct or through the next issue of the Bigbury News.

There would be cross-referencing with other NP's on the coastal fringe, in an attempt to both share ideas and overcome difficulties as well as potentially presenting a potential "*united coastal fringe front*"!

In addition the Parish and NPSG must consider how to overcome the reservations of those members of the community who have "been here before" and seen the fruits of their labour amount to little. There needs to be a considered and well developed PR case to make to bring everyone including any jaundiced parishioners on board.

VS thanked everyone for attending and she then closed the meeting.

Meeting Closed 13.45.

.....
Valerie Scott – Chair NHPSG

**APPENDIX 4: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 11&12 JUNE 2016**

**SAT. JUNE 11TH FROM 11.30—4.30
MEMORIAL HALL. ST. ANN'S CHAPEL
COMPLIMENTARY MORNING COFFEE,
SOFT DRINKS AND CREAM TEAS**

**This will be your chance to identify the issues
you want considered in the
Bigbury Neighbourhood Plan**

**FROM 7.00 FIRE ON SEDGEWELL
SANDS. BIGBURY ON SEA**
**Bring own BBQ, seats/rugs, picnic, drinks,
firewood, musical instruments etc.**

**SUNDAY JUNE 12TH from 2.30
AT FOLLY FARM BIGBURY ON SEA**
Bring rugs, seats, picnic and drinks.
COMPLIMENTARY HOG ROAST FROM 5.00
**Another chance to comment on Bigbury
Neighbourhood Plan**

**FULL DETAILS IN COLOURED
CENTREFOLD OF JUNE BIGBURY NEWS.**

Photographs of Community Event on 11&12 July 2016



NEIGHBOURHOOD PLAN STEERING GROUP

RESULTS OF QUEEN'S BIRTHDAY CELEBRATION SURVEY

At the Queen's birthday celebrations members of the Steering Group attended and encouraged residents to make their views known and to give their comments and suggestions regarding the future of Bigbury and Bigbury on Sea. These comments were made by post-it notes and subsequently e-mails and telephone. 280 comments were made and these will form the basis of the forthcoming Parish Questionnaire. At a Meeting of The Steering Group the post-it notes were read and all the salient points noted. The handwritten results and the original post-it notes will be kept with the Minute Book and are open for inspection. There were 9 categories:- Environment, Community Facilities, Employment, Infrastructure, Heritage, Ecology, Housing, Transport and Recreation/Leisure and are summarised below:

ENVIRONMENT: 29 comments: More litter and dog bins needed, footpaths need maintaining, Tidal Rd. Repairs needed and a Wildlife area suggested for The Warren.

COMMUNITY FACILITIES: 44 comments. Re-open Royal Oak, Cafe with licence needed at Bigbury on Sea, close-in Venus Cafe, possible mobile shop, maintain regular Church services. Shop locally, use Memorial Hall. Traffic calming needed and speed limit enforced.

EMPLOYMENT: 20 comments: home businesses need faster Broadband and a good Mobile phone signal. Give planning consent to sensible businesses. No point in encouraging affordable housing if no employment. Support local businesses.

**APPENDIX 5: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 10 DECEMBER 2016**

**BIGBURY NEIGHBOURHOOD PLAN EVENT
SATURDAY DECEMBER 10TH 2016
BETWEEN 10AM AND 12 NOON**

**MULLED WINE & MINCE PIES
IN
THE MEMORIAL HALL**

**All parishioners are welcome to attend
this event to find out about the progress
of The Neighbourhood Plan
or just to have a chat and enjoy
this festive occasion.**

Bigbury Neighbourhood Plan Questionnaire

Informal consultations on the Bigbury Neighbourhood Plan were held during the Queen's 90th birthday celebration in June 2016. Following on from this the Neighbourhood Plan Steering Group has now prepared a Questionnaire to obtain the views of all parishioners prior to the preparation of the Draft Plan.

This Questionnaire, together with a Housing Survey, is being delivered to all parishioners with this December edition of the Bigbury News.

MAKE A DIFFERENCE TO WHERE YOU LIVE, HAVE YOUR SAY NOW

Once you have filled in the questionnaire please return it to the Bigbury Neighbourhood Plan posting box which has been set up at the Holywell Stores.

Bigbury Housing Survey 2016

There is a separate posting box at the Holywell Stores for the Bigbury Housing Survey. This survey has been prepared by South Hams Council. Its purpose is to establish the private and affordable housing needs of the parish over the next 10-20 years. The results of this survey are important in being able to plan for the future housing needs of the parish and to allocate sites as part of the Neighbourhood Plan where any future housing should be accommodated, if required.

Free Raffle

Free raffle tickets are attached to the questionnaire. Please detach one half and retain this. The other half needs to be left on the questionnaire, or detached if you prefer, and also posted in the Neighbourhood Plan posting box.

The questionnaire and housing survey need to be completed by 8th January 2017 and the raffle will take place shortly after this. There are 12

**APPENDIX 6: REPORT TO PARISH COUNCIL ON RESULTS OF
NEIGHBOURHOOD PLAN QUESTIONNAIRE**

BIGBURY NEIGHBOURHOOD PLAN

Report to Parish Council Meeting – 8th March 2017

Neighbourhood Plan Questionnaire and Housing Survey

The questionnaire was distributed to all parishioners and people who own businesses in the parish at the end of November 2016. We also included a copy of a Housing Survey prepared by South Hams Council and we asked for these to be returned by 8 January 2017. We received a few responses after the 8 January but before the analysis began and these have also been included in our analysis which is now being carried out. The completed Housing Survey forms were sent to South Hams Council and we are expecting the results of this by mid April.

390 questionnaires were sent out and we had 190 responses (41%).

Chris Franklin who is a member of the Steering Group has now carried out an analysis of the responses which was in fact completed today so is hot off the press. I have brought some copies of the analysis with me. We will now need to think about how to best publish this. It will be put on the community website and if possible published in the Bigbury News. I also suggest that we have copies placed in the Holywell Stores.

Initial Analysis

Some interesting results from the initial analysis are as follows:

Demographics: From the responses received it would seem that the number of older people living in the parish is increasing. The 2017 responses showed that 44% of people in the parish are aged 60 or above. In the 2008 survey this figure was slightly less at 43%.

The responses also showed that people are living in the parish for a longer time with the average length of residence being 15.7 years as opposed to the 2008 survey which showed most people having lived here for between 6-15 years.

48% of the responses were from people living in Bigbury on Sea compared to 43% in 2008. This may be just due to there being more interest from the Bigbury on Sea people in terms of them completing the questionnaire or to there now being more dwellings in Bigbury on Sea.

Principal Residence

The number of people living in the parish in terms of this being their principal residence is declining. In 2008 this was 79%. In 2017 this has dropped to 65%. However, in Bigbury on Sea only 50% of households stated that this was their principal residence. In the parish of Thurlestone the percentage is 58% so a fairly similar situation.

Second homes: In 2008 this was 21%. In 2017 this was 33%. In Bigbury on Sea the number of second homes in 2017 was 47%. I have not got the 2008 results for this.

Possible future restriction on occupation of new dwellings

Before the questionnaire was sent out a number of parishioners had raised the question of introducing a policy which restricts the purchase of new homes to those intending to use it as a principal residence only (a policy initially introduced as part of the St Ives Neighbourhood Plan). We therefore included a question relating to this and 50% wanted all new homes (other than replacement dwellings to be for principal residence only with a further 16% wanting some to be restricted. Overall 81% said all or some.

Housing Design

88% of respondents considered that there should be a restriction on housing design. 49% think new development should be 'in keeping' with existing buildings and sympathetic to the surrounding environment; 37% think that neighbours views and privacy should be respected; 34% think that ridge height should be restricted. Other matters raised were the size and footprint of development, need for correct interpretation of AONB policies, and concerns about overdevelopment of sites.

Tourism

Tourism is recognised as a major factor in the prosperity of the parish. 62% think that there is not adequate provision for the needs of tourists with the lack of indoor eating facilities at Bigbury on Sea. 48% of those who commented say that a replacement for the Bay Café or a café/pub/indoor eating/drinking facility that opens days and evenings is desperately needed. This type of facility in Bigbury on Sea was also strongly supported under the section dealing with community assets.

Community Assets

There was strong support for the protection of community assets. These included the church, the Memorial Hall, playground and playing field, local store and farm shop, post office, cafes, restaurants, pubs and hotels, together with the Korniloff Residential Home.

Environment

There was strong support for protecting our landscape and natural environment with many people referring to the fact that we are within an Area of Outstanding Natural Beauty and that the AONB policies should be more rigidly enforced.

Heritage

37% said that there should be more protection of old buildings and structures within the parish with Warren Cottage at the top of the list at 11.5%.

I have not covered everything item but we do have copies of the analysis available for you to take away.

Next Steps

We now need to prepare a draft policies and proposals for the Neighbourhood Plan based on the responses received. This will also need to include one or more site allocations for new housing that meets the

'essential local needs of the local community' and we are waiting for the results of the Housing Survey to provide more guidance on this.

The neighbourhood plan also does need to accord with the adopted policies of the South Hams Council as well as the emerging policies of the Plymouth and South West Devon Joint Local Plan (JLP) which has just been published and is likely to be adopted about the same time as the Neighbourhood Plan.

The JLP sets out a hierarchy of settlements and identifies the amount of new housing which each type of settlement is expected to provide including site allocations for the major towns and centres. The JLP does not allocate sites for development within the villages defined as 'sustainable villages'. It is being left for the Neighbourhood Plans to allocate specific sites. However the JLP does set out 'indicative levels of new housing based on the level of services in each village. Some villages are considered able to accommodate around 30 dwellings, some 20 dwellings and some 10 dwellings.

At the moment the JLP is suggesting that both Bigbury Village and St Ann's Chapel are sustainable villages each able to possibly accommodate 10 dwellings although the neighbourhood plan can distribute the number of new houses in each village in a manner which we consider to best meet local needs and having regard to the character of the villages and particularly any landscape designations.

We have however noted some major errors in how the sustainability of villages has been assessed and we will be challenging the results. For example the assessment wrongly states that Bigbury Village has a local shop, a community or civic centre and high speed Broadband, all of which are given high weight as indicators of sustainability. The assessment also wrongly states that Bigbury Village have a regular commercial bus service.

We are confident that we will be able to persuade South Hams Council that the number of new dwellings that we will need to provide for the parish as a whole is around 10 dwellings. St Ann's Chapel is the only village that correctly falls within the South Hams Council's definition of a 'sustainable village' and the results of the questionnaire do suggest that this would be the best location for any new housing development although this would have to be of a small scale given its location within an AONB. We will be having further consultations on site allocations as part of the Neighbourhood Plan process.

We will now start preparing the draft policies and proposals and will be meeting with South Hams Council officers to discuss these to ensure that they are consistent with the development plan. We will also need to consult other statutory and non-statutory parties such as the AONB Unit, Natural England and Historic England. Once a draft plan has been prepared we will be having a further consultation with the whole community to discuss the policies, potential site allocations, heritage assets and assets of local community

value. We will then amend the plan, if necessary, and reconsult, if considered necessary, prior to its formal submission.

Once submitted the Plan will be subject to a formal examination by an Inspector and if approved the whole plan will be the subject of YES or NO referendum where we will need at least a 50% support from all those who vote for it to be adopted.

I am expecting the plan to be ready for submission later this year, with the examination towards the end of the year and adoption hopefully by this time next year.

**APPENDIX 7: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 17 JUNE 2017**

BIGBURY NEIGHBOURHOOD PLAN

MEETING TO DISCUSS SITE OR SITES FOR NEW RESIDENTIAL DEVELOPMENT IN ORDER TO MEET THE ESSENTIAL HOUSING NEEDS OF THE PARISH

A meeting will be held at the Memorial Hall, St Ann's Chapel on Saturday, 17 June 2017 between 11am and 1pm to update parishioners on the progress of the Bigbury Neighbourhood Plan and to discuss how we can meet the essential housing needs of the parish.

It is a requirement of the Draft Plymouth and South Hams Local Plan that the parish consider the allocation of a site or sites for residential development of 9-10 dwellings to be included as part of the Bigbury Neighbourhood Plan. These houses are required to meet our essential local housing needs as shown in the recent housing survey.

The Neighbourhood Plan Steering Group would like to know the views of the parishioners on which of the available sites would be best for potential development.

Valerie Scott

Glen Cottage, Bigbury, TQ7 4AP

Home Tel: 01548 810336 Mobile: 07711446218

Email: valeriescott@bigbury.net



BIGBURY NEIGHBOURHOOD PLAN

Meeting with the community on 17 June 2017

Introduction

Welcome and thank you to all those who completed the questionnaire and housing needs survey.

We have now analysed the results of the questionnaire. I reported on this at the Parish Council meeting on 8 March 2017. A copy of this was also included in the May edition of Bigbury News and on community website.

South Hams Council have also recently sent us a report following their analysis of the housing needs survey. There was a 48% response to the questionnaire which is excellent and a 35% response to the housing needs survey which is also very good.

We are now starting to prepare the Draft Neighbourhood Plan based on the responses received and hope to have a draft plan in place by July or August this year. As part of the plan we are also carrying out more detailed studies of the villages of St Ann's Chapel, Bigbury Village, Bigbury on Sea and Challaborough .

The main reason for today's event is to advise you of the results of the questionnaire and housing needs survey and also to seek your views on the best site for a small, mainly affordable, housing scheme which we will need to provide as a result of the requirements of the draft Plymouth and South Hams Joint Local Plan, and as shown by the results of the Bigbury Parish Housing Needs Survey.

I will be explaining this in more detail later but to start with I would like to refer to some of the main findings in relation to the current housing and need for new housing which came out of the responses to the Questionnaire. I will then summarise the results of the Housing Needs Survey.

Analysis of Questionnaire

Of the responses received 65% were from people who have their main homes in Bigbury with 35% being second homers. However, in Bigbury on Sea 50% of the respondents were from those with second homes.

Residents were asked where they considered a new housing development of 10-20 dwellings would be best located. 62% considered that St Ann's Chapel would be the best location given the facilities available.

80% considered that there was a need for affordable housing to be provided for parishioners or those who have some connection with the parish.

81% considered that some or all private housing built within the parish should be restricted to main residence only.

66% considered that there is a need for specialist or assisted living within the parish.

Housing Needs Survey

Introduction

The housing survey was distributed by hand to 389 households including those who own second homes. There were 135 responses (35%). The Council is aware of 122 properties in the parish being classed as second homes or unfurnished homes. This equates to 32% of the housing stock. This is similar to the results of the questionnaire where 35% of the responses were from people with second homes.

The objectives of the housing needs survey were as follows:

- To find out the level of affordable and open market housing required to meet the needs of those living in the parish
- To establish what tenure and size of property is required in the parish to meet the above needs
- For South Hams Council to identify a number of recommendations relating to the existing housing stock and the potential need for new housing stock.

Housing needs within the next 5 and 10 years

Of the respondents who answered these questions 9% considered they, or someone in their household, would or may need to move within the next 5 years, of whom 50% gave age/health related reasons, including the need to downsize or move to a location that was on a bus route.

When asked who would need to move in the next 10 years, 28% of respondents considered they would or may need to move. Of the 16 respondents who gave a reason, 9 stated that they would want to move to a 1 or 2 bed property. The remainder gave health reasons for a move.

The majority of the responses were from people in the over 65 age group. However, most importantly of those who considered a move in the next 5-10 years **49% would want to stay in the parish.**

The majority of respondents were in the over 65 age group and wished to move to a 2 or 3 bedroom bungalow (44%) or flat (13%). 16% would like designated property for the elderly.

In terms of affordability, 85% considered that they could afford the type of accommodation that they would like. However, 18% stated that they would not have sufficient funds to buy an alternative home.

In terms of rental accommodation, there were **11 respondents who wished to privately rent and 9 respondents who wished to move to housing association rental property.**

For those wishing to move to housing association properties it is also necessary to consult the Devon Home Choice and Help to Buy housing registers.

Devon Home Choice

There are currently 21 households who are already registered with Devon Home Choice and either living in Bigbury or have Bigbury as their area of preference.

10 of these are within Band E which means that they are not in essential housing need. This means that they are adequately housed but may have insecure private rented accommodation or finding the rent too expensive. The other **11 households are in definite need and it is these households which we should be trying to accommodate.**

Of the 11 households in urgent need 7 require 2 bedrooms and 4 require 1 bedroom. None of those on the register need more than 2 bedrooms.

Help to Buy

There are currently 2 households living in the parish who are on the Help to Buy register.

Future affordable housing provision

There are currently 17 affordable housing dwellings in the parish, 16 at St Ann's Chapel and 1 at Bigbury Village. On average there is just one vacancy per year of these affordable homes and there has been no new affordable housing built in recent years.

Taking into account the responses from the survey, the data provided on the Devon Home Choice and Need to Buy registers it is concluded that the Neighbourhood Plan Steering Group should be looking to enable a scheme of no more than 10-12 units, potentially using the Village Housing Initiative. In order to make the scheme viable it may be necessary to make 3 of these dwellings as open market dwellings.

The housing need is mainly for 2 bedroom dwellings but there could also be some 1 bedroom dwellings and possibly two 3 bedroom houses. **There is however no need for larger affordable or private housing.**

There has been an interest generally in providing accommodation for the elderly such as bungalows. This could also be included in the mix.

Potential Sites

A number of sites have come forward following South Hams Council's 'Call for Sites', including 6 around St Ann's Chapel, 2 either side of Houghton Farmhouse, 2 on the outskirts of Bigbury Village, 2 on the outskirts of Bigbury on Sea and 1 at Challaborough.

The Council have looked at all of these sites looking particularly at

- whether they are in sustainable locations ie close to local shops and services,
- any issues in relation to vehicular access
- whether there are safe routes for pedestrians and
- whether there are any other site constraints eg landscape, ecology, heritage and archaeology, flooding or drainage, contamination or other issues.

All of the sites are within the AONB. This in itself is a restraint to any new major development. All of the sites to the south of the Ringmore to St Ann's Chapel road (C252) are also within the Heritage Coastal Area, which is normally considered unsuitable for development.

St Ann's Chapel is the only village regarded as being sustainable and all sites other than those around St Ann's Chapel have been considered unsuitable due to this and other issues. These are coloured orange on the map provided by South Hams Council.

South Hams District Council has asked the Steering Group to look for a site suitable for 10-12 dwellings. The Steering Group consider that 10 dwellings should be sufficient and have looked more closely at all of the sites around St Ann's Chapel, including that shown orange on the plan, to see which site would be best in terms of:

- access by vehicles and impact in particular on the dangerous junction at St Ann's Chapel,

- safe routes for pedestrians (particularly children) to the facilities we have at St Ann's Chapel,
- impact on the landscape and ecology including loss of important Devon hedgerows, and
- impact on outlook, important views or other types of residential amenity, and

Site 1 (SH_05_08_14) Land to SE of St Ann's Chapel

This is the site which is currently subject to an outline planning application of circa 8 dwellings. A previous application for the development of this site has been refused and was dismissed on appeal primarily on highway and pedestrian safety grounds. The revised application shows a new by pass around St Ann's Chapel bringing vehicles out at a point south of the existing dwellings on the B3392 road to Bigbury Village.

There have been considerable objections to this scheme from local residents and the Parish Council have also objected to this application.

Concerns about the application include:

- Highway safety with vehicles travelling from Ringmore and from this site and then going north still having to go through the junction at St Ann's Chapel. It will put extra traffic on the B3392 when travelling from Bigbury Village to St Ann's Chapel. Vehicles may also be travelling at higher speeds due to the western arm of the junction being pedestrianised. This will add to the danger for drivers entering the junction from Stakes Hill or from the car park to the rear of the Holywell Stores.
- Safety for pedestrians not resolved. They will still need to cross road in front of the Pickwick Inn.
- New road will give the scheme an urbanised appearance and will result in loss of substantial sections Devon hedges along both roads particularly in order to provide access and visibility splays.
- Proposed scheme is currently for 4 x 3- bed affordable units and 4 private open market (3 x 4-bed and 1 x 5 bedroom). This does not meet the housing needs identified in the Questionnaire. The local housing need is for smaller dwellings and for primarily affordable housing.
- The site will be very prominent when travelling from Bigbury Village or from Ringmore and is within the Heritage Coastal Area, as well as the AONB.

Site 2 (SH_05_12_16) Part field behind Memorial Hall

- This site has similar problems in terms of access on to the B3392 causing the removal of substantial sections of Devon hedge and traffic travelling north still having to go through the dangerous junction at St Ann's Chapel. There are also problems in being able to provide a safe access for pedestrians and for children

needing to go to the Holywell Stores or to catch the school bus. There is also concern that visitors to a development on this site may park their cars in the Memorial Hall car park.

- The site would extend the village into the open countryside to the south of St Ann's Chapel.

Site 3 (SH 05 13 16) Land at Chapel Farm, to the east of Hilltop

This site does have the advantage of being less exposed in terms of the impact on landscape. Development would be located to the east of the existing Hilltop estate. The new housing would be close to the facilities at The Holywell Store and the Memorial Hall as well as having reasonably safe access for pedestrians and children.

The biggest disadvantages are as follows:

- Access would be via Stakes Hill putting more vehicles on to this road with the very dangerous exit on to the B3392 at The Holywell Stores. Drivers and passengers in vehicles exiting The Holywell Stores car park are also put a greater risk when joining Stakes Hill close to the junction. There is also a blind corner at this junction.
- Development on this land could impact on views from some of the dwellings in Hilltop.
- Access to this site via the Hilltop development would result in similar problems. This would only be possible if the same housing association (Devon and Cornwall Housing Trust) was being used. It would also result in more vehicles passing through this estate which would cause danger to children living here.

Site 4 and 5 (SH 05 09 14/16) Land at Holwell Farm

These sites are both part of Holwell Farm with **Site 4** being that closest to the rear of the Holywell Stores.

The Steering Group consider part of this site to be the preferred site for development for several reasons. The main advantage is that it can be accessed from the B3392 to the north of St Ann's Chapel therefore avoiding the St Ann's junction for vehicles travelling north.

The Steering Group consider that the **vehicular access** should be positioned a short distance to the north of the two new houses built on the east side of the road. The Devon bank is lower, less well formed and not rich in species in this location. It is also set slightly further back from the road.

The Steering Group consider that any new dwellings should not be positioned immediately behind the new houses and the access road should also be kept a reasonable distance away. It would also be important to protect the views from other properties including the

residential first floor of The Holywell Stores. Fortunately the land does drop away to the rear of The Holywell Stores car park.

We envisage having an access road with properties either side. There could be bungalows on the side closest to The Holywell Stores. The buildings themselves could be set about 12-15m away with only the rear gardens backing on to the car park. Any two storey dwellings would be set at the much lower level to the east of the access road. A development of this type would hopefully not impede on the views from existing properties. There is also good screening between this site and Hilltop which is located on the other side of the track leading to the Holwell Farm.

Pedestrian access from this development could be along the track leading to Holwell Farm with easy and safe access to The Holywell Stores, to the Memorial Hall and to the school bus stop.

Development on this site would fit in well with the **landscape** seen against the backdrop of the Hilltop development and as it would be set at a lower level it would not be too prominent on the skyline.

We have hatched on the plan the part of Site 4 which we consider could be developed. It is not the whole of this land.

We consider **Site 5** to be too far from the centre of the village although it could be accessed from the existing track to the farm which lies about 100m to the north of St Ann's Chapel.

Site 6 (SH 14 16) Land north of Pickwick Inn

Although Site 6 is shown in orange on the South Hams District Council's map the Steering Group have also looked at this site.

South Hams Council considered that the vehicle access to this site would remove hedge banks and exacerbate pressure on the Ringmore turn at the Pickwick Inn junction. It is assumed that the Council were expecting the access to be from the C252 Ringmore Road. Why similar comments were not given for the application site (Site 1), which lies to the south of this site, is strange. We would however envisage that if developed this site could be accessed from the B3392 to the north of St Ann's Chapel. The Devon hedgerows are however much higher and therefore of more significant importance on the east side of the B3392 when approaching St Ann's Chapel from the north.

South Hams Council also considered that it would be difficult to secure safe pedestrian access from a development on this site to the existing services. A similar concern relates to pedestrian access from Site 1. The Steering Group consider that any development to the west of the B3392 would result in problems of being able to provide safe pedestrian access.

South Hams Council also considered that Site 6 was in an elevated and prominent location within the AONB. The Steering Group also consider that development of this site would be more prominent when viewed from the north and as such consider that Site 4 which is set on lower ground against the backdrop of existing development would be preferable.

Conclusion

The Steering Group have looked carefully at the six sites available around St Ann's Chapel and consider that **part of Site 4**, ie that part to the rear of The Holywell Store car park, would be the best site. However, we do want to receive the views of the local community and before you go would like you to give your vote for which site you would prefer to see developed on the assumption that we do need to provide for about 10 new dwellings as part of the Neighbourhood Plan.

If you have not already been given a voting paper please could you ask Jill Gubbins for this. You will however need to live in the Bigbury Parish or own property in the parish to have a right to vote.

Questions

Address to Bigbury Parish Council on 12 July 2017

A Neighbourhood Plan event was held at the Memorial Hall on 17 June 2017. The purpose of this event was to inform the community of the results of the Housing Needs Survey following the publication of a report from South Hams District Council and to discuss how these housing needs could best be met.

The Housing Needs Survey Report states that as part of our Neighbourhood Plan the parish should be making provision for a development of 10-12 dwellings, primarily to meet local affordable housing needs.

St Ann's Chapel is the only 'sustainable village' and from the results of the questionnaire it was considered that this was the best place for this new development. This is also the view of South Hams Council.

Six sites around St Ann's Chapel were considered and those present were asked to vote via a secret ballot box on which site they preferred. The votes were as follows:

Site 1 (Site behind The Petit Pain, The Old Bakery and Old Chapel) = 0

Site 2 (to the rear of the Memorial Hall) = 4

Site 3 (adjacent to Hilltop) = 2

Site 4 (to the rear of The Holywell Stores) = 41

Site 5 (close to Holwell Farmhouse) = 0

Site 6 (to the rear of The Pickwick Inn) = 0

We will now progress further discussions with the local farmer, the District Council, a housing association or Community Trust with regard to this development and the site will be put forward as a site allocation in the Neighbourhood Plan.

The Steering Group together with other volunteers have also been carrying out studies of the villages of St Ann's Chapel, Bigbury Village, Bigbury on Sea and Challaborough and we would like the community's comments on these studies. I have copies of these studies with me today and we will also leave some in the Holywell Stores. They can also be accessed via the community website.

We will be leaving a comments box in the Holywell Stores or you can email your comments to our Chairman, Valerie Scott on valeriescott@bigbury.net.

**APPENDIX 8: NEIGHBOURHOOD PLAN COMMUNITY EVENT
ON 10 NOVEMBER 2018**

BIGBURY NEIGHBOURHOOD PLAN EVENT

**SATURDAY 10TH NOVEMBER
BETWEEN 10AM AND 12 NOON
AT THE MEMORIAL HALL**

**TO DISCUSS THE AFFORDABLE HOUSING
SCHEME AT ST. ANN'S CHAPEL**

**ALL PARISHIONERS ARE WELCOME TO ATTEND THIS EVENT
TO DISCUSS THE PROGRESS OF THE NEIGHBOURHOOD PLAN
AND, IN PARTICULAR, THE PROPOSALS FOR THE PRIMARILY
AFFORDABLE HOUSING SCHEME BEING PREPARED ON LAND
TO THE THE REAR OF THE HOLYWELL STORES.**

Housing scheme at Holwell Farm, St Ann's Chapel

Introduction

Welcome and thank you for coming to this Neighbourhood Plan Event to discuss the proposals for the affordable housing scheme that is being proposed in St Ann's Chapel.

I would like to first introduce you to the people around the table.

We have **Tom Morris from South Hams District Council**. The District Council have now taken over the management and funding of this development but the development is still intended to meet the housing needs of the Parish rather than the general housing needs of the South Hams, Plymouth or West Devon. Tom will be explaining the involvement of the District Council and providing further information on the type of affordable housing which the scheme can provide as well as the selection process.

Andrew Kirby of Andrew Kirby Architects (AKA) has designed the current scheme and will be explaining the design concept. This is not set in stone and if you want to give your suggestions on how this scheme might be improved in terms of the layout or the design of the dwellings this is your opportunity to comment on the proposals prior to the preparation of the detailed plans.

We also have **Julia Wilson of AKA** who is working with Andrew on this project.

Other introductions

Background

Housing Need

Many of you who are here today will have attended our previous event in June 2017 when we reported on the results of the Housing Needs Survey, which had been circulated to all households at the end of November 2016 with the Neighbourhood Plan Questionnaire.

The Housing Needs Survey was completed by 35% of the households of the parish and this survey together with information received from Devon Home Choice and the Help to Buy register was used to assess the local housing needs of the parish.

In the Housing Needs Survey **9 of the respondents expressed a wish to move to housing association or similar affordable rented properties in the parish.**

At that time of the analysis of the survey there were **21 households registered with Devon Home Choice** who were either living in Bigbury or had Bigbury as their area of preference.

10 of these households were in Band E which means that they are not in essential housing need but there were **11 households who were in definite need**. It is these households to D which we should be first trying to accommodate, although the new affordable housing will be available for anyone who can demonstrate a need for affordable housing and who has a connection to the parish either through family or work.

There were also **2 households** living in the Parish who were registered on the **Help to Buy** register and we the scheme will include some low cost affordable housing for purchase. price.

It was concluded that we should be **looking to enable a scheme of 10-12 dwellings, potentially using the Village Initiative Scheme**. In order to make the scheme financially viable it was reported that it might be **necessary to make 3 of these dwellings open market dwellings** and we can now confirm that 3 dwellings will be for private sale but only to people wishing to use these as their primary residence, not as second homes or holiday lets.

Choice of site

At our meeting in June 2017 we did discuss a number of sites which had been put forward following South Hams 'Call for Sites'. This did include six sites around St Ann's Chapel which was considered to be the best location for an affordable housing development as it is the only 'sustainable village' in the parish.

Of the six sites considered it was decided, by an **overwhelming majority** (41 of the 47 votes ie 87%), that the site on land at Holwell Farm to the rear of the Holywell Stores was the preferred site for this development.

Progress of development

Following the decision to proceed with development on land owned by Holwell Farm we have been actively working on providing this new affordable housing scheme. This has involved the need for several environmental studies as follows:

- A Transport Statement
- A Heritage Assessment and Archaeology Survey
- An Ecological Survey and Report
- A Landscape Visual Assessment

- A Drainage Survey and Report
- A Utilities Report
- A Ground Conditions Survey and Report

We also appointed AKA as Architects and they have now prepared a draft scheme which we hope that you will like but the layout and detailed design are available now for your comments following which the Architects can then start to prepare detailed drawings ready for a planning application submission.

There have been discussions with officers from the SHDC Planning Department, with Devon County Council Heritage and Highways, with Historic England, with the SHDC Tree Officer, South West Water, and an officer from the AONB Unit. All of the officers who have been consulted are supportive of the proposed development.

Discussions on the exact size of site required have taken place with the landowners and as part of the scheme it has been agreed to provide the landowners with two fully serviced plots which will allow them to build a private 3 bedroom bungalow for themselves and a 3 bedroom house, to be used primarily for an agricultural worker. These will be of similar design to the rest of the development but the build cost is to be paid by the landowners.

The scheme now being proposed is for 13 dwellings.

This comprises the **two plots for the landowners and three houses for private sale (two 3-bedroom houses and one two-bedroom house)**. The private sale houses would only be available for people wishing to use this as their **principal residence** and not as a second home or for use as a holiday let. The sale of these three private houses on the open market, subject to the principal residence restriction is required to make the scheme financially viable.

There would be 8 dwellings available as affordable dwellings comprising two 3-bedroom houses, four 2-bedroom houses and two 2-bedroom bungalows. There will be a mix of affordable rented dwellings and 'affordable' purchase dwellings. I will ask Tom to explain this in more detail and to give you an indication of the likely costs for rent or for purchase. The purchase price will be well below the price of housing on the open market and the rent similar to that of housing association schemes.

I would now like to ask **Tom Morris** to explain the role of South Hams District Council and to give you more information regarding the proposed housing tenures and how you can register your interest if you would like to purchase or rent one of these properties.

Funding and management (Tom Morris)

.....

Access and Design (Andrew Kirby)

.....

Questions

Would anyone like to ask any questions before we break up into groups so that you can look at the plans which have been put up on the boards around the room. The Architects, Andrew Kirby and Julia Wilson will be circulating around the room and Tom Morris will also be on hand if you want to know more about the purchase or rent of any of the properties. There are also several members of the Steering Group here who can answer questions regarding the background to the scheme and how this fits in with the Draft Bigbury Neighbourhood Plan, which is to be published for consultation very soon.

Comments sheets

There are some comments sheets on the tables beneath the boards and I would be grateful if you could spare a few minutes to complete on of these. You do not need to provide a name and address when completing these.

Neighbourhood Plan Progress Report 14 November 2018

Community-led housing scheme

A community event was held at the Memorial Hall on Saturday, 10th November to discuss the proposed affordable housing scheme at St Ann's Chapel. This event was attended by 38 people. Everyone present was in favour of the proposed development and most of the people present liked the layout and design. Some people have suggested that the dwellings should have a more cottagey appearance rather than designed to appear similar to a farmyard complex with others asking whether there could be some stone as part of the palette of materials. It has also been suggested that the height of the dwellings should be kept as low as possible, that there should be more variation in the design and some chimneys should be added. The comments received from individuals and from Members of the Steering Group following their meeting on 12 November will also be sent to the Architects.

The split of private housing for principal residence purposes only, discount purchase and discount rent was generally liked. A notice setting out the proposed dwelling mix and advising people who to contact if they wish to purchase or rent any of these properties is being prepared and will be included on the community website and in the Bigbury news.

The views on the open space were generally to keep it mainly grassed but to include some fruit trees and possibly have space for some allotments.

A meeting was held with the Planning Case Officer on 8 November 2018. She was generally supportive of the scheme but suggested some changes to the entrance layout and said that she would also prefer a more cottagey style of development using a palette of painted render, stone if possible, timber and slate roofs.

The Archaeological trenching work is to commence on 14 November and it is hoped that we will be in a position to submit a planning application prior to Christmas with development starting on site by Autumn 2019.

Draft Neighbourhood Plan

The text of the draft plan is now completed and Karen Lawrence will be preparing the coloured version to include all figures, maps and photographs ready for the consultation with the community which should hopefully take place before Christmas.

This will then give the community a six week period to comment on the plan. It will then be amended, if necessary, and then sent to the SHDC for formal comment prior to the Examination.

Main Modifications to the Joint Local Plan

The Parish Council have been asked for their comments on the Main Modifications to the Joint Local Plan (JLP). The consultation period ends at 5pm on 3rd December 2018.

The main changes to the JLP in terms of their effect on the Parish of Bigbury are as follows:

Bigbury Village is no longer shown as a 'sustainable village'. St Ann's Chapel is still shown as a 'sustainable village' in terms of **Policy TTV1 – Prioritising growth through a hierarchy of sustainable settlements** but is no longer shown in Figure 5.8 as a 'village able to accommodate around 10 dwellings'. The reason for this is that the Inspectors requested that all of the villages which were within the AONB should be excluded from this list. Policy TTV1 does however state that in sustainable villages development required to meet locally identified needs and to sustain limited services and amenities will be supported and **Policy TTV30 – Development in Sustainable Villages** states that the LPAs support the preparation of neighbourhood plans as a means of identifying local housing and other development needs in the sustainable villages and that development in sustainable villages should be provided through neighbourhood plans. The District Council have also prepared a **Revised Housing Topic Paper** which provides new calculations in relation to the provision of housing and includes housing schemes coming through as part of neighbourhood plans. 13 dwellings at St Ann's Chapel have been included in the housing numbers recognising the advanced state of the Bigbury Neighbourhood Plan.

The JLP no longer includes settlement boundaries as the Inspectors considered that there had been inadequate consultation regarding these. The JLP however in the text to **Policy TTV1** states that neighbourhood plans may choose to identify settlement boundaries for their towns and villages. The Neighbourhood Plan Steering Group consider that the settlement boundaries already included in the Draft Neighbourhood Plan for Ann's Chapel, Bigbury and Bigbury on Sea should therefore remain.

The JLP also includes a new policy regarding Local Green Space which states Local Green Space sites, to be designated in neighbourhood plans or other development plans,

will be protected from inappropriate development in accordance with local and national policy for Green Belts.

The Neighbourhood Plan Steering Group consider that the Main Modifications to the JLP should be supported and we hope that the Parish Council will also give these support to these changes at their meeting on 14 November 2018.

Local Green Spaces

As stated above the Main Modifications of the JLP refers to the potential for neighbourhood plans to include within their plans areas which should be protected as Local Green Spaces.

Having regard to the importance of protecting important areas of green space we are proposing as part of the Draft Neighbourhood Plan the designation of the following areas as 'Local Green Spaces':

- Private open land which includes public footpaths at Burgh Island, outside of the existing built up part of the hotel complex;
- Open land along the mainland coastline from Challaborough to Cockleridge;
- Bigbury Golf Club;
- Public open space at Bigbury Village Green;
- Private open space around the listed Bigbury Court Dovecote, Bigbury Village;
- Private open space, which includes new pond, adjacent to Butterwell Barn, 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.

We hope that the Parish Council will support these designations and would welcome the views of Parish Councillors with regard to these designations at their meeting on 14 November 2018.

Cllr Valerie Scott, Chairman of Bigbury Parish Neighbourhood Plan Steering Group

Email: valeriescott@bigbury.net

**APPENDIX 9: SHDC OFFICERS REPORT ON APPICATION REF:
4218/18/FUL**

PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Bigbury Ward: Charterlands

Application No: 4214/18/FUL

Agent/Applicant:

Mrs Valerie Scott - Valerie Scott Planning
Glen Cottage
Bigbury
Kingsbridge
TQ7 4AP

Applicant:

Mr Rob Ellis - South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Site Address: Land at Holwell Farm, St Ann's Chapel, TQ7 4AP

Development: Residential development to provide 13 dwellings with associated access, car parking, public open space and landscaping

Reason item is being put before Committee: The applicant is South Hams District Council.



Recommendation: Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse to application in the absence of an agreed S106 Agreement.

The terms of the Section 106 Obligation are:

- 8 x affordable dwellings (60%), 3 of which will be discounted sale (30% - 40% discount subject to education contribution) and 5 will be affordable rent.
- Implementation and management of LEMP

- Secure public access to POS and on-going management and maintenance, including SUDs features.
- Written scheme of works to be agreed and undertaken to improve long term legibility and viability of the nearby Holy Well Scheduled Ancient Monument

Conditions

1. Time
2. Accords with plans
3. CEMP
4. LEMP
5. Materials details/samples to be agreed and roof to the finished with natural slates fixed in the traditional way using nails not hooks
6. Levels to be agreed
7. Boundary treatment details, including any retaining walls, to be agreed and to provide permeability for wildlife and details of boundary treatments to ensure protection and retention of new and existing boundary hedgerows and planting to be agreed and implemented.
8. Details and materials of hard and soft landscaping to be agreed
9. Footpath to eastern site boundary to be provided prior to occupation of first dwelling
10. Parking areas to be provided prior to occupation
11. PD removed – roof alterations, boundary treatments, hard surfaces
12. Pre-commencement percolation testing
13. Pre-commencement surface water management scheme
14. ground water monitoring scheme
15. Pre-commencement construction phase surface water management scheme
16. Tamar Estuary mitigation
17. No external lighting unless agreed
18. Details of integral bird nest sites to be agreed and provided
19. Unsuspected contamination
20. Details of electric charging points to be agreed and provided
21. Acoustic fence to be provided on northern boundary of Holywell Stores
22. Details of kerb types, heights, road details etc are to be agreed
23. Tree protection details

Key issues for consideration:

The requirement to give great weight to conserving and enhancing the South Devon AONB, the impact on the setting of the Holy Well Scheduled Ancient Monument, impacts on biodiversity, highway safety and access, the way in which the proposal meets the needs of the Parish.

Financial Implications (Potential New Homes Bonus for major applications):

It is estimated that this development has the potential to attract New Homes Bonus of £17,378.40 per annum however The Government have advised that the New Homes Bonus scheme will end after the 2019-2020 financial year and this year is the last year's allocation (which was based on dwellings built out by October 2018). A statement about a replacement scheme is expected in September 2019.

Members are advised that this is provided on an information basis only and is not a material planning consideration in the determination of this application.

Site Description:

The site of 0.66 hectares of agricultural land is located on the northern edge of St Ann's Chapel, a small rural village. Despite its small size the village has a number of local facilities including a shop and post office, a pub, a village hall and children's playground. The village facilities serve the wider community of the Parish including Bigbury which shares the village hall.

The site is the southern corner of a much larger field, currently there are no field boundaries on the proposed north west and north east edges of the development site. The site slopes downwards from south west to north east.

New housing is sited to west of the site and the shop Holywell Stores and car park are sited to the south. The site proposes to take vehicular access from the B3392 and pedestrian access from Holywell Road.

St Ann's Chapel is dominated by a busy cross roads where there is limited visibility for traffic arriving at most of the junction points.

North East of the application site, in the corner of the main field is a Scheduled Ancient Monument (SAM), the Holy Well. This monument is fenced off from the main field but is very overgrown. This SAM is on the Heritage at Risk Register as a result of vulnerability due to scrub and tree growth.

The Pickwick Inn to the south of the site is a Grade II Listed Building.

The site is within a curlew habitat buffer zone. It is within the Tamar Estuary zone of influence. The site is also within the South Devon Area of Outstanding Natural Beauty.

The application site is the preferred site within the emerging Bigbury Neighbourhood Plan (reg 15 stage) for residential development of up to 13 dwellings, identified to meet the housing needs of the Parish

The Proposal:

The application proposes 13 dwellings of the following mix:

- 4 x 2 bed semi detached
- 1 x 2 bed detached
- 2 x 2 bed semi-detached bungalows
- 1 x 3 bed detached bungalow
- 3 x 3 bed detached
- 2 x 3 bed semi detached

The size of the house vary from 80.9 to 98.8 sq. m and comply with National Space Standards

Plots 4 and 1 will be provided as serviced plots with footings and given to the landowner, to be completed at the same time as the rest of the development

Plots 5, 6 and 7 are to be sold on the open market. It is stated that these units will be subject to a principal residency clause to prevent use as a second home within the terms of sale.

The remaining 8 dwellings will be affordable. Three would be available for discount purchase with a discount of between 30 to 45 % off market price (depending of the extent of financial contribution required for education and /or recreation) and the remaining for available for affordable rent at 60% of market rate.

The dwellings are designed as a 'rural cluster' of units set around a central open space, accessed via a shared surface cul-de-sac road. A pedestrian link to the eastern boundary will provide pedestrian access to the village facilities

The dwellings will be of timber frame construction and seek to achieve passivhaus certification. External materials include mainly painted render and natural slate roofs but also include natural stone and some timber cladding to break up the massing and minimise landscape impact

The design includes the use of solar photovoltaic arrays within the south facing roof slopes.

The proposed dwellings have a variety of forms and roof heights, full details of the design approach are set out in the supporting Design and Access Statement.

Each property has a minimum of 2 parking spaces.

The dwellings are clustered around a public open space to the south.

Consultations:

- County Highways Authority: Holding objection: inadequate information to demonstrate adequate road width and visibility splays etc. – verbal update on highway matters to be given at committee.
- Environmental Health Section: No objection subject to conditions
 - SHDC Affordable Housing: Further to my comments below, I can confirm that the Affordable Housing team support the revised tenure mix on this application. The revised mix is:

5 x Affordable Rent units

3 x Discount Sale units

This mix meets an identified housing need in the parish of Bigbury. We are also in support of the housing mix.

- SHDC Landscape: No support, moderate harmful landscape impact identified
- AONB Unit: No comment
- SHDC Ecology: No objection subject to conditions
- DCC Education: No objection subject to the following financial contributions:
 - Secondary school infrastructure: £42,745
 - Secondary school transport: £13,471
 - Primary school transport: £32,984
- Police AOL: Potential for unintentional damage to parked cars from ball games; pedestrian link to east should be overlooked for natural surveillance. Rear gates should be lockable from both sides. Adequate parking should be provided with minimal reliance on tandem or garage parking.
- Historic England: Raise concerns as to whether clear and convincing justification has been provided for selection of this site over any other alternatives throughout the neighbourhood plan process and recommends that the LPA:

Be satisfied that the site is the most appropriate for the delivery of housing taking into account the historic environment

Be satisfied that the number of houses proposed can be accommodated within the site taking into account the setting of the heritage assets

Ensure that all opportunities to avoid or mitigate harm to the designated heritage assets have been designed into the scheme and that there is an appropriate level of screening for the development in views from and surrounding the nationally designated well site.

Ensure that if harm is identified that the LPA is satisfied this harm is clearly and convincingly justified and weighed against public benefits

Consider if there are opportunities to deliver benefits to sustain or enhance the SAM's significant

- SHDC Trees: No objection
- SHDC OSSR: No objection subject to a 106 agreement to secure on – going access to and management of the open space and subject to a financial contribution of £39,591 towards improvements to OSSR facilities at St Ann's Chapel Recreation Ground
- DCC Flood Risk: No in principle objection subject to conditions
- DCC Archaeology: No comments to make but recommends consultation with Historic England regarding potential impact on setting of Scheduled Monument
- Natural England: No objection
- RSPB: No objection subject to additional mitigation measures
- SWW: No objection
- Town/Parish Council: Support – Bigbury Parish Council have been fully involved in the evolution of this application and confirm they fully support

Representations:

2 letters of objection have been submitted raising concerns including the following:

- Bigbury Neighbourhood Plan has no weight.
- This is major dev in the AONB.
- Not identified as a sustainable settlement in the JLP.
- Design and Access Statement is wrong.
- Should be advertised as departure
- Overdevelopment of the village – there are 2 permissions for 12 dwellings in the village already
- Residents may walk along the main road to access the village – this is dangerous
- Children will have to cross a busy junction to get to the school bus stop
- There has been no long term assessment of traffic flow and speed through the village
- Traffic congestion already occurs – how will emergency access be ensured?
- Will light pollution occur – impacts on wildlife and views from neighbour
- Trees and hedgerows have been unlawfully removed already without permission of the landowner
- The Parish are giving little importance the Holy Well ancient monument
- DCC are requiring black tarmac – SHDC has promised a permeable surface in keeping with the area
- Cladding has been removed to cut costs – SHDC had promised no ugly development

1 letter of support raising the following matters:

- Will enhance village and support local businesses
- Will help local people afford to stay in the area

Relevant Planning History

05/2557/13/F – Two new dwellings at land adjacent to Holywell Stores, St Ann's Chapel – Conditional Approval 12/9/14

4120/17/FUL – 4 No new dwellings, vehicular access and public realm improvements at land East of the Pickwick Inn, St Ann's Chapel – Conditional Approval

4097/16/OPA for circa 8 dwellings, open space and associated infrastructure with all matters reserved, at site at SX 663 471, St Ann's Chapel, granted at appeal in Feb 2018

ANALYSIS

Principle of Development/Sustainability:

The starting point for consideration is the development plan and the requirement Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions made should be in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

The proposed development would need to be in conformity with the recently adopted Plymouth and South West Devon Joint Local Plan (JLP) to be acceptable in principal.

The site lies within the village of St Ann's Chapel, within the South Devon AONB. The JLP does not identify St Ann's Chapel as being a village that can accommodate further development, therefore each application within the village should be considered on its own merits and in the absence of any presumption in favour of development. Any proposal must be able to demonstrate that it is sustainable and in particular should comply with Policy DEV25 which seeks to protect the AONB.

Despite its small size St Ann's Chapel contains a pub, shop with post office, village hall and children's playground; the village is closely associated with other settlements in the area in particular Bigbury. There is a weekly public bus service and school buses collect children from the village.

The evidence base to the JLP considered the sustainability parameters of villages within the local plan area and St Ann's Chapel was identified as being sustainable in terms of location and facilities.

The application site is in close proximity to the village centre. The location of the application site is considered to be sustainable with regards to access to local services and school transport.

Policy TTV1 of the JLP states that development within villages such as St Ann's Chapel will only be permitted if it can be demonstrated to support the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) including as provided for in Policies TTV26 (Development in the Countryside) and TTV27 (Meeting Housing Need in Rural Areas).

Policy SPT1 supports growth and change that accords with the following principles of sustainable development:

- a sustainable economy;
- a sustainable society;
- a sustainable environment.

Policy SPT2 sets out a number of criteria against which development proposals should be assessed where development should:

1. Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.
2. Provide for higher density living appropriate to the local area in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.
3. Have high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area.
4. Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs.
5. Promote resilience to future change by ensuring a well-balanced demographic profile with equal access to housing and services.
6. Are well served by public transport, walking and cycling opportunities.
7. Have a safe, accessible, healthy and wildlife-rich local environment, with well-designed public and natural spaces that are family friendly and welcoming to all.
8. Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.
9. Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship.
10. Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.
11. Explore opportunities for the use of renewable energy, including community energy schemes where appropriate, and reduce the use of energy through design and energy efficiency.
12. Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any supplementary planning document linked to this plan.

Policy TTV2 states that Policy DEV25 (Nationally Protected Landscapes) sets out the policy approach to considering development proposals in the AONB.

Policy TTV26 relates to development in the Countryside. The site is not isolated therefore part 1 of this policy does not apply. Other TTV26 policy requirements are as follows:

Development proposals should, where appropriate:

- i. Protect and improve public rights of way and bridleways.
- ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
- iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
- iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
- v. Avoid the use of Best and Most Versatile Agricultural Land.
- vi. Help enhance the immediate setting of the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape and natural environment will be avoided.

Policy TTV27, Meeting Local Housing Needs in Rural Areas is particularly relevant to this application and the policy states the following:

Proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:

1. It meets a proven need for affordable housing for local people.

2. It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent more than 40% of the homes or 40% of the land take excluding infrastructure and services.
3. Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.
4. The proposal meets the requirement of all other relevant policies of the Plan

The key policy tests regarding the principal of development are therefore whether the proposed development meets the tests of policies SPT1, SPT2, DEV25 and TTV27. Also of particular relevance is Policy DEV21 which considers development affecting the historic environment.

Bigbury Neighbourhood Plan

The Bigbury Neighbourhood Plan (BNP) is at a reasonably advanced stage being at Regulation 15 stage but still carries limited weight until it has been examined.

The BNP includes details of a recent housing needs survey undertaken for the parish; the results of this survey were used to support a search for a suitable site to deliver mainly affordable housing within the parish. A number of sites were assessed in detail and a public consultation process undertaken. The preferred site resulting from this process is the application site which is identified for 13 dwellings within the emerging BNP under emerging Policy BP1.

Policy BP1 states that provision will be made for the development of a maximum of 13 dwellings on the site to the rear of the Holywell Stores. At least 60% of the dwellings will be affordable and include a range of two and three bedroom properties including some bungalows. The highways access should be from the B3392 to the north of St Ann's Chapel and a pedestrian link should be provided to link into Holwell Lane to provide safe and easy access to the Holywell Stores and the school bus stop in front of the store. A pedestrian link to the Hilltop development should also be provided to enable safe access to the Memorial Hall, children's playground and playing fields and the other school bus stop. An area of public open space should be provided on site to serve the needs of the residents.

The BNP also proposes a principal residence policy whereby any new dwellings within the parish should be restricted to occupation as a primary residence only, this is to prevent to loss of new build dwellings to second/holiday homes as this is a problem in the area.

A detailed assessment of the application is required to assess if it complies with the Local Plan, the Neighbourhood Plan and National Planning Policy Guidance

Landscape

The application site is located within the South Devon AONB where JLP Policy DEV 25 requires, inter alia, that the LPA will:

- Refuse permission for major developments within protected landscapes, except in exceptional circumstances and where it can be demonstrated that they are in the public interest.
- Give great weight to conserving landscape and scenic beauty in the protected landscapes.
- Require development proposals located within or within the setting of a protected landscape to conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes
- Assess their direct, indirect and cumulative impacts on natural beauty.
- Support proposals which are appropriate to the economic, social and environmental wellbeing of the area or desirable for the understanding and enjoyment of the area.
- Conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes.

This is consistent with the National Planning Policy Framework, 2019 which at para 172 states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.....The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

The landscape impact of the development proposal has been considered by the Council's Landscape Specialist who has commented as follows:

In considering this application and assessing potential impacts of the development proposal against nationally protected landscapes, in addition to the Development Plan, the following legislation, policies and guidance have been considered:

- Section 85 of the Countryside and Rights of Way (CRoW) Act;
- Sections 12 and 15 of the NPPF in particular paragraphs; 127, and 170, 172 & 173;
- The National Planning Practice Guidance (NPPG) particularly Section 8-001 to 8-006 on Landscape; and
- JLP Policies Dev23 and Dev25
- The South Devon AONB Management Plan and its Annexes.

In respect of the principle policy tests in the NPPF, this application is considered to constitute "major development" in the context of paragraph 172, due to form, scale and nature. In line with paragraph 172, it will be necessary to consider whether there are any exceptional circumstances that weigh against the presumption of refusal contained within this paragraph, and whether the proposal is in the public interest. As set out below, there are considered to be detrimental effects on the landscape and environment of the AONB that should be given great weight in the planning balance.

Landscape comments

The proposed development is for 13 new dwellings on the immediate north-east boundary of St Ann's Chapel, within a neighbouring agricultural field; it is within the South Devon Area of Outstanding Natural Beauty. Located within the Devon Landscape Character Area – Bigbury Bay Coastal Plateau and Local Character Type - 1B: Open coastal plateau, key characteristics are present locally and reflect the special qualities and high sensitivity of the protected landscape.

The application is supported with a Landscape Appraisal Report (Rathbone Partnership; dated 04.12.2018) and covers landscape character, visual amenity and planned mitigation. This report has been reviewed in the context of the application and location. The report appears sound and well-reasoned, identifying the high sensitivity of the landscape, and the cumulative impacts of the proposed new dwellings and the resulting adverse effects on the village and local landscape; importantly this is also relevant in the context of other recently approved schemes and already delivered dwellings within St Ann's Chapel as a whole. Officers broadly concur with the report and its assessment, findings and conclusion.

The proposed development is located within a sensitive landscape which is given the highest level of protection; recognised for its natural beauty and special qualities. The local landscape is gently undulating with views opening up as routes are travelled to the sea and inland to Dartmoor. Fields are medium to large in size, and edged by low cut Devon hedgerows. Farmsteads are scattered and nestle into the dips as with Holwell Farm to the east, sitting low down at the head of Challon's combe. In some contrast to this, St Ann's Chapel is more prominent within skyline views when seen across the wider plateau landscape. The special qualities and features include distinctive, unspoilt, and very exposed skylines.

As noted, the anticipated impacts of the development are recognised and overall, are considered to have a moderate, adverse harmful effect on the landscape character and local visual amenity. However, considerable thought has been given to mitigate these impacts to ensure identified harm is limited, with some positive attributes and outcomes in order to achieve enhancements. This is reflected in the style of the buildings, the layout and choice of materials, and also importantly, within the proposed landscape designs. The landscape scheme includes the introduction of new Devon hedgebanks, slightly elevated dense boundary tree planting and internal landscape features and green spaces. Whilst the landscape proposals makes a positive contribution to mitigating the new development, it also contributes to mitigating recent other developments which are considered to have harmful visual impacts, and therefore similarly benefit from the new screen planting and better assimilation into the landscape and fringes of the village.

In summary, the overall impacts of the proposed development are recognised as negative and as a consequence fail to conserve and enhance the landscape character and visual amenity. This is contrary to landscape policies Dev 23 and Dev 25, and therefore the development cannot be supported on landscape grounds. However, officers recognise the well-considered design and levels of mitigation which will contribute to reducing these adverse impacts, and similarly those arising from more contemporary development on the fringes of the village. It is also understood that a number of other sites have been considered for delivering this form of community housing, and the impact on landscape was believed to be greater. Should officers be minded to approve this current proposed development, any harm will need to be balanced against the identified exceptional public interest and Parish support, where the tests of Para 172 are met.

Assessment as major development in the AONB

The Landscape assessment concludes that the proposed development represents major development in the AONB and as such the application needs to be assessed against the criteria set out in in para 172 of the NPPF:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

A housing needs survey undertaken to inform the BNP led the NP steering group to look for a site for 10-12 affordable houses within the parish, it was acknowledged that some market housing may be required for viability. Increasing demand for holiday homes in the area has impacted on house prices increasing the need for the delivery of affordable dwellings for local people.

There are two extant but unimplemented planning consents for housing in St Ann's Chapel, 4120/17/FUL delivering 4 open market dwellings in the centre of the village with no provision for affordable housing and 4097/16/OPA for circa 8 dwellings, open space and associated infrastructure with all matters reserved, at site at SX 663 471, St Ann's Chapel, granted at appeal in Feb 2018 subject to a S.106 undertaking to provide either 30% of the dwellings (2.4 units) on site as affordable homes or an equivalent off site financial contribution.

Neither of these two permitted schemes guarantee the provision of on-site affordable homes and even if the scheme for 8 dwellings were to provide on-site units this would equate to only 2 dwellings. The local need has been identified as 10-12 units.

There is therefore a clear unmet demand for affordable homes within the Parish of Bigbury.

The new dwellings would help to support existing local facilities to the benefit of the local economy.

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way;

The entire parish of Bigbury is washed over by the ANOB and much of it is also designated as Undeveloped Coast where there is an even greater restriction on development. It would not be possible to provide for the housing needs of the parish outside of the AONB; elsewhere in the parish such as at Bigbury the combined AONB and Undeveloped Coast designation would likely result in a more harmful development.

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

In the search for sites the NP steering group considered a variety of possible sites assessing sites constraints including those listed above. As will be expanded on below the only detrimental impacts arising from the selected development is a moderate harmful landscape impact as a consequence of additional built form on the edge of the village. The impacts however are moderated through sensitive design and landscaping.

The proposed major development is considered to meet the criteria set out in para 172 of the NPPF.

Nevertheless there will be some harm to the AONB notwithstanding the sensitive design and mitigation of the existing unsympathetic development to the south. This needs to be weighed against any benefits arising from the development.

Design

The design approach is described in the supporting Design and Access Statement. The aim has been to provide a rural cluster of buildings of a variety of heights and forms to add interest and prevent uncharacteristic uniformity in this small village that has evolved organically over time. The scheme includes single and two storey dwellings, detached and semi-detached. Materials include render, natural stone and natural slate. Some timber cladding is proposed; this does not form part of the local vernacular except on outbuildings, so its use on principal elevations has been limited. Natural timber is generally a more recessive material than painted render within the rural landscape however so rear elevations facing out to the countryside still incorporate timber cladding to soften the visual impact of the development.

The density of the development is appropriate for this rural setting and the dwellings are set around a central green public open space. Public open space is limited in St Ann's Chapel where the village core is currently dominated by vehicles; this new area will be a positive, tranquil amenity feature for the village.

Pedestrian access is provided onto Holywell Road which links into pedestrian routes to the village hall and play area and provides safer access to the village shop and school bus pick up area, it also helps to integrate the new village into the village by creating through passage for walkers.

The proposed development proposes low carbon, passive house standard construction, the details of which are described in the Design and Access Statement. The proposed development is considered to accord with the principles of Policy DEV32 (Delivering low carbon development) of the JLP.

The mix of house size, type and tenure responds to the results of the local housing needs survey and is considered to be appropriate, in accordance with Policy DEV8 (Meeting local housing need in the thriving towns and villages policy area) of the JLP.

Adequate private and public outdoor amenity space is provided.

Due to possible noise nuisance from cooler units at Holywell Stores an acoustic fence along the boundary between Holywell Stores and the application site has been requested by the Council's Environmental Health Specialist.

The design of the proposed development is considered to be acceptable and is in accordance with Policies DEV1 (Protecting Health and Amenity), DEV8 (Meeting local housing need in the Thriving Towns and Villages Policy Area), DEV 10 (Delivering high quality housing) and DEV 32 (Delivering low carbon development) of the JLP.

Heritage

The application site is within the vicinity of the Pickwick Inn a grade II Listed Building. It is also approx. 100m south west of the Holy Well Scheduled Ancient Monument. Historic England have been consulted and have commented on this application. They helpfully set out the significance of the designated heritage assets as follows:

The development is located within the same field, and within the setting of, the nationally important scheduled monument (SM 33752; NHLE 1019315) and Grade II listed building (NHLE 1309152) of the remains of a medieval holy well. The site of the well appears as a marshy depression in the corner of the field. It measures 43m from east to west and 58m from north to south and a scarp into the hillside on the west side is up to 2m high. The depression now contains two concrete tanks which catch the water for farm purposes.

Holy wells are water sources with specifically Christian associations. The custom of venerating springs and wells as sacred sites is also known to have characterised pre-Christian religions in Britain and, although Christian wells have been identified from as early as the 6th century AD, it is clear that some holy wells originated as earlier sacred sites. The cult of holy wells continued throughout the medieval period. Its condemnation at the time of the Reformation (c.1540) ended new foundations but local reverence and folklore customs at existing holy wells often continued, in some cases to the present day.

This well, dedicated to St Ann, is an unusual survival. Its design, with a sunken reservoir, spilling out via a conduit in the side, is typical of wells whose waters were believed to have healing powers. This is supported by the presence of the 15th century chapel of St Ann, to the south west. The area covered by the scheduling has the potential for undisturbed or waterlogged remains associated with the veneration of the well.

The well lies close to other monuments associated with earlier prehistoric activity, a Neolithic long barrow and two Bronze Age round barrows which are also scheduled (SM 33748; NHLE 1019239). The proximity of these barrows to the holy well, its chapel and Bigbury parish church which is 800m to the south east, suggests continuity of a more ancient tradition of veneration in the area.

The monument is currently published on Historic England's Heritage At Risk Register as a result of vulnerability due to scrub and tree growth. Its overgrown nature is noted in the submitted documentation.

Any archaeological remains preserved on the development site potentially associated with the holy well or the tradition of veneration over a longer period, would make a positive contribution to the significance of the scheduled monument and listed building. The archaeological evaluation identified ditches associated with the extant field enclosures system, illustrating the organisation of the land around the holy well.

Historic England note that the application as submitted does not include proposals which might offer benefits in heritage terms to sustain or enhance this designated monument such as in the interest of

the holy well's long term management and visual appreciation as an asset of importance to the community.

Historic England question whether clear and convincing justification has been provided for selection of this site over any alternative and for any harm caused to heritage assets by the scheme. Historic England in their detailed response recommend that the LPA consider a number of issues.

In accordance with para 185 of the NPPF the LPA must be satisfied that the site represents the most appropriate site for delivery of the required housing taking into account historic environment. Officers have reviewed the site selection process outlined in the BNP and consider that notwithstanding the proximity of the designated asset this is the most appropriate site for the delivery of a community housing scheme within the Parish

Robust landscaping planting on the site boundaries and the use of sensitive design and materials will minimise the visual impacts on the asset. The development site will be over 100m from the site of the monument and as such it will retain its rural setting and relationship with the village. Any harm to the setting of the monument is considered to be minimal.

In accordance with paragraphs 194 and 196 of the NPPF it is considered that any adverse impact on the setting of this asset is justified by the delivery of much needed affordable homes within the Parish and represents a significant public benefit that outweighs the less than substantial harm to the setting of the asset.

It is also proposed to offset any harm through a clause within the S.106 Obligation to require a written scheme of works to be agreed and implemented to seek to preserve and enhance the special characteristics of the asset and to improve its legibility and understanding.

There will be no significant adverse impact on the setting of the listed Pickwick Inn

Regard has been given to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and special regard has been given to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

The impact on heritage assets is considered to be acceptable subject to the S.106 obligations referenced above and having regard to the overriding public benefits that arise from this proposed development. The development accords with Policy DEV21 of the JLP in that great weight has been given to the conservation of the asset and any harm to its setting is fully justified against the public benefits of the development and reasonable efforts have been made to mitigate the extent of harm and to enhance the asset.

Trees:

The application has been considered by the Council's Tree Specialist who has commented as follows:

The site is noted as having little vegetation/ hedges/ trees/ wooded groups of any potential arboricultural significance to the application and as such no further detail is required in accordance with BS5837:2012 Trees in Relation to Demolition, Design & Construction

Impact on trees is considered to be acceptable.

Biodiversity

The Council's biodiversity specialist has reviewed this application. It is noted that the application is supported by a Preliminary Ecological Appraisal (Tor Ecology, 12th Dec 2018) which recorded limited

ecological value in the site habitats, or potential likelihood of the site having significant protected species interest.

The site comprises part of an arable field, with the field bordered by heavily managed and species-poor hedgebanks on the north, south and west boundaries. Boundary features (notably access track bordered by hedgebanks to the south east) have some potential for use by foraging and commuting bats. The site has some potential for supporting nesting birds, and reptiles (in the wider field).

The ecological appraisal includes a range of proposals which can enhance biodiversity value at this site, including:

- New hedgebanks on the north and eastern boundaries of the site (to be managed in accordance with a LEMP)
- Bird and bat boxes, and bee bricks integrated into fabric of new dwellings
- Enhancements to southern boundaries with new planting and improved management
- Species-rich meadow planting and SUDS feature with wet meadow planting
- Fruit tree planting
- Log pile for reptiles and small mammals

The proposal can be considered to be policy compliant, with respect to protecting and enhancing habitats, and NPPF para 175.

It is recommended planning conditions requiring the submission of a CEMP and LEMP be applied. It is also commented that due consideration should be given within the LEMP to the ongoing management of the newly planted hedgerow, and avoiding/minimising potential for resident interference with the hedgerow – i.e. to ensure it can be managed holistically to maximise wildlife value. (E.g. by excluding from curtilages, or erected a post and wire fence set back from the new hedgerow).

The RSPB have reviewed the application and recommend a few amendments and additions:

- Recommend provision of integral nest sites ('swift bricks') at a minimum ratio of one per dwelling.
- Recommend the retained and new boundary hedges around the site do not become garden boundaries and so are not subject to potential mis-management by householders (eg, removal of hedge plants, inappropriate planting and management, dumping of garden rubbish). It may be that a wire fence between the new properties and boundary hedges can avoid this – growth through the fence can be removed by the householder, but vegetation on the field side of the hedge would be unaffected.
- Recommend that retained and created hedges are planted and managed to continue to be hedges, rather than linear woodlands. Additional planting should be to create thick hedges with hedgerow trees. Management will be difficult if the boundaries become dense linear woodlands, and this will also not be suitable for cirl buntings or other hedge nesting species.
- Recommend garden boundaries are made permeable, ideally via garden hedges between properties but if fences are used, these should have at least one 'hedgehog' sized hole at the base to allow hedgehogs to pass through (hedgehogs are a species of concern due to population declines, they will use gardens but must be able to move between gardens as they travel an average distance of 2km each night when foraging, or looking for a mate).
- Recommend additionally that any planning permission is accompanied by a planning obligation that requires enhanced management of the remainder of the boundary hedges in this arable field. The annually and very closely flailed hedges could be managed to have wildlife value (ie, not cut annually and not cut so close to the bank/ground). While the boundary hedges of the arable field, including at the application site, are not currently suitable for cirl buntings, this priority species is recorded breeding within 2km. The arable field may have some value for foraging cirl buntings in winter due to its current management (barley and grass ley, and then left fallow over winter) providing a seed source, but currently the boundary

hedges do not provide the shelter that wintering (and nesting) cirl buntings and other birds need.

The application states that street lighting will not be provided and this will be beneficial to biodiversity.

Biodiversity impacts are considered to be acceptable with enhancement arising from the additional hedgerows to be provided and additional measures cited above.

Neighbour Amenity:

Two dwellings north of Holywell Stores are in close proximity to the development site. A parcel of land adjoining their rear gardens, to the north east is excluded from the application site and is indicated as open space (not accessible by the public). This non-public open space is then adjoined by the public open space serving the new proposed development, this creates a significant separation distance between the rear of the existing dwellings and the nearest new dwellings to the north east. The applicant has advised that the non-public space is provided as a buffer to minimise impacts on the existing neighbours.

Proposed plots 13 and 14 are located approx. 35m north of existing property Oakland. Plots 13 and 14 initially included full height first floor bedroom windows facing towards the garden of Oakland. Full height windows however can be more intrusive than standard height windows. As such the scheme has been amended to reduce the height of clear glazing. With the amendments and having regard to the separation distance and proposed landscaping along this boundary, the relationship in terms of overlooking is considered to be acceptable.

Impacts on neighbour amenity is acceptable and accords with JLP policy DEV1

Highways/Access:

The application has been assessed by DCC Highway Authority. The scheme originally included impermeable block pavements as a road surface within the development. The road is intended for adoption. DCC Highways have stated that they would not wish to adopt a road with a surface other than black tarmac, this being the most efficient and cost effective surface to maintain at a time when budgets are increasingly restricted.

The scheme has been amended to propose a black tarmac road surface and this is consistent with all the other adopted road surfaces within the village.

Each dwelling has a minimum of 2 parking spaces provided which is considered adequate.

A local resident has raised an objection on the grounds of additional traffic congestion and highway safety risk for pedestrians. DCC Highway Authority raise no objection on grounds of highway capacity or congestion and raise no objection regarding pedestrian safety. The proposed development proposes a pedestrian link onto Holywell Road, it joins the road where there is adequate visibility and it is possible to cross directly onto a safe route to the village hall and play area, it is also a very short walk to the shop. It is noted that to reach the shop and school bus pick up it is necessary to walk along a section of road with no footway. The historic core of St Ann's Chapel has no footpaths however and locating the development on the east side of the B3392 means new residents will not have to cross the B3392, the busiest road in the village, to access the shop and bus stop.

The Highway Authority in their last formal response at the time of drafting this report have objected to this application due to a number of technical matters they require to be addressed. It appears that all the matters have been addressed but this has not been formally confirmed by DCC. A verbal update on this matter will be provided to the committee.

Drainage:

The application has been assessed by DCC as Lead Local Flood Authority and they have commented as follows:

The applicant has put forward a feasible surface water drainage strategy which proposes infiltration based techniques which are the preferred method of surface water disposal as per the surface water management hierarchy. Please note we would require additional infiltration testing to BRE 365 at the proposed depth of the soakaway devices as well as at the proposed location. We also have a requirement for one years' worth of groundwater monitoring when infiltration is proposed in line with Ciria SUDS Manual C753 and BRE 365.

The propose strategy also includes the use of a pond which will provide an element of amenity and biodiversity to the wider site. We would also recommend that permeable paving is brought forward at the detailed design stage.

We note that the net developable area was used during the greenfield runoff calculation which does not comply with our Devon County Council SuDS Guidance (2017). If further infiltration testing or groundwater monitoring rules out the use of infiltration and an attenuated system is proposed, the runoff rates would require revision.

It is concluded that the proposed development can be adequately drained.

Open Space Sport and Recreation

The application has been reviewed by the Council's relevant specialist who has commented as follows:

SHDC Core Strategy Policy CS8 and SHDC Development Plan Policies DPD (2010) policy DP8 set out the rationale for seeking OSSR provisions as key infrastructure for securing the delivery of sustainable development and meeting the various needs of the community. Levels of reasonable contributions based upon existing deficiencies and future demand for various OSSR provisions are detailed within the SHDC OSSR Supplementary Planning Document (2006).

The application is for the provision of 13 dwellings. The site plan shows the provision of a centrally located public open space and it is considered that this will provide good amenity benefit for new residents, as well as providing opportunities for informal play. The s106 agreement should secure public access, and on-going management and maintenance, of the on-site public open space in perpetuity.

The site is unable to provide equipped play and sports facilities in line with policy. However, the new residents will generate increased pressure on existing off site facilities.

The nearest OSSR facilities are in close proximity to the development site at St Ann's Chapel Recreation Ground, adjacent to the village hall. The facilities comprise a football field, play area and skate park. The recent play audit, undertaken in 2017 as part of the evidence base for the Joint Local Plan, scores both the skate park and play area as 2 out of 5 (weaknesses, needs improvement) noting that the site is tired, new equipment is required and the skate area could also be improved. The Greenspace Audit, also undertaken as part of the evidence base for the Joint Local Plan, also notes the site is under invested with poor quality youth/community recreation facilities including junior goalposts in need of investment.

New residents would add pressure to these facilities, which have already been identified as in need of improvement, and the pressure would require mitigating to assist with making it sustainable.

A financial contribution would thus be required in accordance with the SHDC OSSR SPD (2006). Applying Tables 3 and 6 of the SHDC OSSR SPD (2006), and based on the provision of 7 x 2 bed and 6 x 3 bed dwellings as shown in the Design and Access Statement, the contribution to be secured via the s106 agreement would be as follows:

- £39,591 towards 'improvements to OSSR facilities at St Ann's Chapel Recreation Ground'

It is noted that the scheme provides significant affordable housing and thus contributions may affect the viability of the scheme. It is understood that the requested contribution will need to be assessed and considered in the overall planning balance between providing affordable housing and locally improved facilities to accommodate additional use by new residents.

Since submitting this application a representative from the Parish Council has advised that the Parish Council have identified alternative means of funding improvements to the recreation ground and mindful of the impacts on viability of delivering truly affordable homes within the parish they would not object to this scheme not making financial contributions towards the recreation ground.

Viability

Devon County Council Education Authority have, as is usual in SHDC, requested contributions taking into account all 13 of the proposed new units. They have been asked to consider taking contributions for just the 5 market units and have responded as follows:

While Devon County Council would request for all 13 family units and would ideally be supported for full contributions we understand that viability issues on sites can affect our requests and ultimately the decision to support our contributions rests with the district council.

In the scenario that DCC would not be supported for contributions against the Affordable Housing units within the St Ann's Chapel, development, the following contributions would be requested.

Secondary – £16,440
Primary Transport – £16,492
Secondary Transport – £6,735

Overall then the scheme has been identified to make the following financial contributions:

St Ann's Chapel recreation ground improvements: £39,591
Education (infrastructure and transport) for all 13 units: £89,200

Or

Education contributions for the 5 market units only: £39,667

The applicant is seeking to deliver a community housing project which will offer truly affordable homes within the parish.

In 'standard' commercial residential schemes affordable rents are normally 80% of market rate and discounted sale affordable homes sold with a 20% discount of market rate.

The proposal in this case is that the 5 rented units will be let at less than Local Housing Allowance rents which represent circa 60% of market rental value.

On the 3 discounted purchase units the discount of market value will depend on the amount of education contributions payable as follows:

- No education contribution – 40 – 45% discount of market value

- With £39,667 education contribution – 35%-40% discount of market value
- With full education contribution of £89,200 – 30-35% discount of market value but the applicant considers this could tip the balance in terms of affordability to in excess of 200K for a 2 bed and 240k for a 3 bed.

These calculations assume no contribution is being made towards OSSR on the basis that it is indicated that there are funds for the local recreation ground already identified.

This is a difficult balance where there is a valid aim of minimising house prices of the affordable units but to be sustainable the development must be able to deliver necessary supporting infrastructure. On this basis officers recommend that this application be approved subject to a contribution towards education based on the 5 market homes only, which would result in the discount market homes being sold with a discount of 35-40% of market value.

Principal residency restrictions

The emerging BNP at Policy BP4 proposes a policy whereby new market homes will only be approved where they are subject to a Section 106 Obligation to ensure occupancy as a principal residence.

The JLP does not contain such a policy therefore this Council could only apply this policy when it is in a made Neighbourhood plan. The BNP does not currently carry sufficient weight for this Council to be able to apply this policy.

The applicant has indicated an intent to invoke this clause through a condition of sale, but this would be outside of the planning process.

Planning Balance

The proposed development is contrary to Policy DEV 25 and the NPPF in that it does not conserve and enhance the AONB, it will result in moderate landscape harm, mitigated to some extent by the sympathetic design of the scheme and robust landscaping which will help to screen the unsympathetic harsh landscape impact of the two new houses that adjoin the site. Great weight should be given to conserving and enhancing the AONB.

The adverse landscape impact indicates that the proposed development does not pass the environmental test of sustainable and therefore this unallocated development is not a proposal that would normally be considered acceptable.

Policy TTV27 however states that proposals for residential development on sites adjoining or very near to an existing settlement which would **not otherwise be released for this purpose** may be permitted provided a number of criteria are met. The proposed development meets all of these criteria in that:

- It meets a proven need for affordable housing for local people
- It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, of no more than 40% of the homes or 40% of the land take excluding infrastructure and services.
- Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.
- The proposal meets the requirement of all other relevant policies of the Plan

In addition the proposed development will provide affordable housing that is discounted much more significantly than in standard commercial schemes.

The proposed development is in accordance with Policy TTV27.

The proposed development will deliver a high quality development of truly affordable homes for which there is an identified need and will lead to enhancement of the nearby scheduled ancient monument which is currently on the 'at risk' register. The significant benefits of this development outweigh the moderate landscape impact and as such it is recommended that planning permission be granted.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT11 Strategic approach to the Historic environment
SPT12 Strategic approach to the natural environment
SPT14 European Sites – mitigation of recreational impacts of development
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV26 Development in the Countryside
TTV27 Meeting local housing needs in rural areas
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV3 Sport and recreation
DEV4 Playing pitches
DEV5 Community food growing and allotments
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment
DEV23 Landscape character
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV27 Green and play spaces
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV30 Meeting the community infrastructure needs of new homes
DEV31 Waste management
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

Neighbourhood Plan

Bigbury Neighbourhood Plan – Regulation 15 stage

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed conditions in full

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers:

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;

- (i) the means of enclosure of the site during construction works; and
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (k) details of wheel washing facilities and obligations
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (m) Details of the amount and location of construction worker parking.
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- (o) Details of noise impacts and controls
- (p) Dust impact assessment and proposed control in accordance with the Institute of Air Quality Management guidance for dust assessment from construction sites

This approved CEMP shall be strictly adhered to during the construction of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority.

Reason: In interests of the safety and convenience of users of the highway, the in interests of residential amenity and in the interests of biodiversity.

This needs to be a pre-commencement condition as the agreed details need to be implemented immediately upon commencement of development or prior to the commencement of development.

4. Prior to the commencement of development a Landscape Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:
 - plans showing locations of individually planted trees, shrubs, hedges and areas of grass, including details of boundary treatment and soft landscaping to the Site, vegetation screening and fencing;
 - Details of the infiltration basin and landscaping to be designed to maximise biodiversity;
 - Details of the design and location of all swift boxes and bat tubes/boxes
 - Details of measures to protect and enhance habitat.
 - Details of the phasing of landscaping works across the development site; and
 - Details of management and maintenance responsibilities for the landscaped areas including monitoring of protected species
 - Details of lighting to be used on site within the construction and operational phases of development to minimise impacts on protected species

The approved LEMP shall be strictly adhered to during the construction and operational phases of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority.
Reason: In the interests of biodiversity.

This needs to be a prior commencement condition to ensure proper measures to protect biodiversity are put in place before any work is done on site

5. Notwithstanding any details indicated on the approved plans, prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The roofs of all dwelling houses shall be constructed using natural slate roofs, nailed in the traditional way and not clipped, with slate material samples to be submitted to and agreed with the Local Planning Authority.

The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

6. Prior to the excavation of any footings of the dwellings hereby approved details of the finished floor levels and levels of all external works including outdoor amenity areas shall have previously been agreed in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: In the interests of visual amenity

7. Details of the proposed new boundary treatments, including garden gates, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation and shall be implemented prior to first occupation/use of the dwelling(s) to which they relate. The details shall indicate how boundaries will be permeable to wildlife and how they will provide protection of existing and proposed boundary hedgerows and tree planting.

Reason: In the interest of visual amenity and biodiversity in order to protect and enhance the amenities of the site and locality.

8. Prior to the first planting season following commencement of the development hard and soft landscaping details which shall include detailed landscape designs and specifications for the site shall be submitted to and approved in writing by the Local Planning Authority.

The landscape designs and specifications shall include the following:

- (a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;
- (b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site;
- (c) The landscape treatment of roads through the development;
- (d) A specification for the establishment of trees within hard landscaped areas including details of space standards;
- (e) Details of changes of level across the site to be carried out.
- (f) Details of ground preparation prior to importation of topsoil, including decompaction of material and removal of any debris including plastic, wood, rock and stone greater in size than 50mm in any dimension;
- (g) Arrangements for stripping, storage and re-use of top soil;
- (h) Arrangements for importation of top soil if proposed, including volume, source, quality, depth and areas to be treated;
- (i) Details of earthworks associated with the development, including volumes of any cut and fill and arrangements for disposal of any excess excavated material or importation of material;
- (j) Details, including design and materials, of ancillary structures such as bin stores and signage;
- (l) A timetable for the implementation of all hard and soft landscape treatment

All hardsurfacing, planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in accordance with the approved timetable for implementation. Any trees or plants which, within a period of 5 years from the completion of any phase of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of visual and residential amenity

9. The footpath and cycleway linking the development site to Holywell Road shall be provided in accordance with the approved details prior to the occupation of the first dwelling.

Reason: In the interests of pedestrian safety

10. Vehicle Parking and turning shall be laid out in accordance with the approved plans and shall be made available for use by occupants of the dwellings(s) to which it relates prior to the occupation of the related dwelling(s). Parking areas, including garages, shall be retained for the primary purpose of the parking of private vehicles only, for the lifetime of the development.

Reason: In the interests of the safety and convenience of users of the highways and in the interests of amenity.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no development of the types described in Classes B, C and F (hardstandings and roof extensions/alterations) of Schedule 2 of Part 1 or within Class A of Part 2 of Schedule 2 (gates, fences, walls) of the Order shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development within the locality and to safeguard residential amenity; and to safeguard parking and circulation areas.

12. No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations of the proposed infiltration devices/permeable surfaces.

Reason: To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible.

Reason for being a pre-commencement condition: This data is required prior to the commencement of any works as it will affect the permanent surface water drainage management plan, which needs to be confirmed before development takes place

13. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the Flood Risk Assessment & Drainage Strategy December 2018 Proposed Development St Ann's Chapel, Bigbury Rev 01, 100234316-ARC-XX-XX-RP-CE-1501

Reason: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems.

Reason for being a pre-commencement condition: A detailed permanent surface water drainage management plan is required prior to commencement of any works to demonstrate that the plan fits within the site layout, manages surface water safely and does not increase flood risk downstream.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance

14. No part of the development hereby permitted shall be commenced until the full results of a groundwater monitoring programme, undertaken over a period to be agreed, has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This monitoring should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.

Reason: To ensure that the use of infiltration devices on the site is an appropriate means of surface water drainage management.

Reason for being a pre-commencement condition: This data is required prior to the commencement of any works as it could affect the permanent surface water drainage management plan, which needs to be confirmed before development takes place.

15. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

Reason for being a pre-commencement condition: A plan needs to be demonstrated prior to the commencement of any works to ensure that surface water can be managed suitably without increasing flood risk downstream, negatively affecting water quality downstream or negatively impacting on surrounding areas and infrastructure.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance

16. Prior to first occupation of any residential unit, a scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first occupation.

Reason: The development lies in the Zone Of Influence of the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA) where it is considered there would be a likely significant effect from this development, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to provide sufficient mitigation for any recreational impacts which might arise upon the European designated sites. In coming to this decision, the Council has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policies SPT12, SPT14 and DEV26 of the proposed JLP

17. There shall be no external street lighting unless otherwise previously agreed in writing by the Local planning Authority

Reason: In the interests of amenity and biodiversity

18. Prior to development continuing above slab level details of how a minimum of one integral bird nesting box will be incorporated into each of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority

The nesting boxes shall be provided in accordance with the approved details prior to the occupation of the related dwelling and shall be retained for the lifetime of the development.

Reason: In the interest of biodiversity

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately

20. Prior to construction above slab level the applicant shall submit for approval, full details of proposed electric vehicle charging points to be provided, these details shall include the location, number and power rating of the charging points. This shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management.

This agreed scheme shall be implemented as agreed and available for use prior to first occupation of any building approved by this permission, and retained as such.

Reason: In the interests of air quality and the environment

21. Prior to the occupation of any dwelling hereby approved details of an acoustic barrier of a minimum of 2m in height to be provided along the common boundary with Holywell Stores shall have been provided in accordance with details previously agreed in writing by the Local Planning Authority. Once provided the barrier shall be retained and maintained for the lifetime of the development

Reason: In the interest of residential amenity.

22. The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

REASON: To ensure that adequate information is available for the proper consideration of the detailed proposals and to ensure a satisfactory form of development

23. Prior to the commencement of development details showing how the existing hedges and/or trees will be protected throughout the course of the development shall be submitted to and approved in writing by the local planning authority. The details shall include a tree and hedge protection plan, in accordance with BS:5837:2010, which shall include the precise location and design details for the erection of protective barriers and any other physical protection measures and a method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard. Development of each phase shall be carried out in accordance with the approved tree and hedge protection plan.

Reason: In the interests of visual and residential amenity.

This needs to be a pre-commencement condition to ensure the protection of the trees/hedges before any activity commences on site.

Informative: Condition 16 can be satisfactorily addressed by means of a pre-occupation contribution towards improved management within the Tamar European Marine Site (informed by the SAMMS list) calculated in accordance with the following table (or any subsequent SPD approved at the time the contribution is sought) once the dwelling mix is formalised. At that time the Applicant should contact the Council's Development Management team to arrange payment of the contribution

Dwelling size	Contribution per dwelling
1 bedroom	£17.16
1 bedroom flat	£23.99
2 bedroom house	£31.60
3 bedrooms	£33.93
4 bedroom house	£36.76
5 bedroom house	£40.38

APPENDIX 10: CONSULTATION ON VILLAGE STUDIES

BIGBURY NEIGHBOURHOOD PLAN

CONSULTATION on VILLAGE STUDIES

As part of the process of preparing the Neighbourhood Plan, village studies have been produced about St Ann's Chapel, Bigbury, Bigbury on Sea and Challaborough. These are to help in drafting the policies that will form the Plan. The studies are available to consult in the Holywell Stores, or online at the Bigbury Community website under Neighbourhood Plan.

If you have any comments to make about the village studies, please do so at the latest by TUESDAY 31st OCTOBER. Please contact any member of the Steering Group, the chair of which is Valerie Scott – tel: 810336, valeriescott@bigbury.net – or contact the Parish Clerk – tel: 07987 130599, clerk.bigburypc@btinternet.com

**APPENDIX 11: CONSULTATION ON NEIGHBOURHOOD PLAN
VISION AND OBJECTIVES**

BIGBURY PARISH NEIGHBOURHOOD PLAN

VISION AND OBJECTIVES

The Bigbury Parish Neighbourhood Plan Steering Group are now preparing the Draft Neighbourhood Plan, which when complete will be subject to a six week consultation with the local community and with various statutory and non- statutory parties.

As part of the Neighbourhood Plan process the Steering Group would like to obtain the views of the Parish Council and the local community to the proposed **Vision and Objectives for the Neighbourhood Plan** which will then be used as a basis for the preparation of the plans and policies.

In preparing this draft of the Vision and Objectives of the Plan the Steering Group have taken their lead from the responses received to the Neighbourhood Plan Questionnaire. These will be discussed at the next Parish Council meeting on 13 December 2017, will be published in the Bigbury News and placed on the Community Website.

We want to ensure that the Vision and Objectives of the Neighbourhood Plan are truly representative of what the community want and would like to encourage parishioners to read the draft, set out below, and to let us have your comments.

1.0 VISION AND OBJECTIVES

- 1.1 The community wishes to ensure that the special and outstanding beauty of this rural parish remains unharmed and that any new development which takes place is restricted to that which is essential to serving the local needs of the community or to support the tourism, providing the tourism activities do not become over commercialised or harm the natural beauty of the coastline, beaches and the Avon Estuary.

Vision for the future

- 1.2 The communities 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 residents and visitors, both now and in the future.’

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

- *To preserve and enhance the outstanding natural beauty of the countryside, coastline, beaches and the Avon estuary.*
- *To preserve and enhance the statutory and the local heritage assets within the parish.*

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.*

Report to Bigbury Parish Council on 10 January 2018

Bigbury Parish Neighbourhood Plan

Consultation on Vision and Objectives

The consultation on the Vision and Objectives of the plan closes on 12 January 2018. At the time of writing this report we had received some useful comments regarding the need to include an objective specifically relating to agriculture and one relating to sustainability. We have revised the list of objectives to cover these items and are also recommending the inclusion of an objective regarding the need to conserve and enhance the biodiversity value of the parish and to protect and enhance its Green Infrastructure.

Funding

On 15 December 2017 our Parish Clerk made an application to the Neighbourhood Planning and Community Buildings Programme for Technical Support from AECOM, to prepare a Strategic Environmental Assessment of the Neighbourhood Plan, and to prepare a Site Options and Assessment. The application also included a request for £1,440 of funding for expenses to include printing, publishing, documents, room hire etc. This application has been successful and initial discussions with AECOM have already commenced.

A separate application was made for grant funding from Locality for Project Support relating to the proposed Community-Led Affordable Housing Scheme. The maximum that we could apply for was £10,000 and the application showed fees for various environmental consultants totalling £9,974.88. This application has also been granted.

Following support given by Wendy Ormsby of SHDC, the SHDC Housing Department have now agreed to take an active part in project management and in providing financial support for the community-led housing scheme. They have agreed to pay the fees of the Architect as well as any other fees which are not covered by those from Locality.

Andrew Kirby Architects have been appointed to prepare an initial scheme for the site and they hope to be able to show us an initial draft concept plan by the week beginning 15 January 2018. If we are happy with the draft concept plan we will then have further discussions with the landowners to get a site option in place. We will also be arranging an event with the local community to discuss the initial draft and to obtain people's views on this. We are proposing to have a series of meetings with parishioners to make sure that the proposed scheme does meet with their aspirations and has the support of the community before we submit a planning application.

List of Local Heritage Assets

As mentioned at the last Parish Council we are now starting to prepare a List of Local Heritage Assets and would like to engage the whole of the community in this process. We will be asking parishioners to put forward their ideas by completing nomination forms which will be placed in the Holywell Stores. The forms will explain the process and give people a chance to put their ideas forward for consideration. Ideally any assets put forward should be first discussed with the owner of the property or site but this can be done at a later date if necessary. The completed forms can be placed in the Neighbourhood Plan Box which will be left at the Holywell Stores or can be sent to Valerie Scott or to any other member of the Steering Group. Photographs and reasons why people consider the asset to be of heritage value would be helpful.

As part of the process we would like to engage the youth of the parish to play an active part in the selection and will be arranging a series of events to include surveys of the villages and other parts of the parish as part of this exercise. If parents or guardians of children/teenagers who would like to take part in these surveys could contact me this would be helpful.

The list of heritage assets will be considered by a working group of people with a particular interest in local history, architecture or heritage and the completed list will then be reported to the Parish Council, prior to being sent to SHDC for ratification. Anyone interested in being on this working group or assisting in the surveys should contact Valerie Scott.

Steering Group Secretary

Karen Lawrence has agreed to take over from Hazel Osborne as secretary for the Neighbourhood Plan Steering Group. Karen with her experience and expertise in graphic design will also be a great asset in terms of being able to prepare some of the artwork for the Draft Neighbourhood Plan which is currently in a text format only.

I would like to take this opportunity to thank Hazel for the work that she has carried out as our secretary. She has done a superb job and she will be greatly missed.

Valerie Scott, Chairman of Bigbury Parish Neighbourhood Plan Steering Group

Tel: 01548 810336

Email: valeriescott@bigbury.net

**APPENDIX 12: CONSULTATION ON LOCAL HERITAGE
ASSETS**

List of Local Heritage Assets

The Parish Council would like to prepare a List of Local Heritage Assets, which will also be included as part of the Neighbourhood Plan. These are non-designated heritage assets which are important to the local community and ones which the community would like to conserve and enhance.

A heritage asset is defined in the National Planning Policy Framework as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'*

Historic England has published a brochure entitled 'Local Heritage Listing' and this includes a section entitled 'Defining the Scope of the Local Heritage List. This sets out the following criteria:

Criterion	Description
Age	The age of an asset may be an important criterion. This can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Grouping of assets with a clear visual design or historic relationship.
Archaeological Interest	An archaeological asset, in the form of buried remains, can provide evidence about past human activity in the locality.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national importance, including links to important local figures.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

As you will see from the above criteria local heritage assets can include not only buildings but also structures, landscape features, archaeology sites, earth mounds of historical significance, old pumps or wells, old stone walls, Devon hedge banks, telephone boxes, Second World War pillboxes, or even just interesting areas of paving or cobbles.

We would like to get the whole of the community involved in this process and are now asking the parishioners to put forward suggestions based on the above criteria and supported, if possible, by photographs and any background information that you may have available.

We have placed in the Holywell Stores some Nomination Forms for this purpose. The nomination forms when complete can be posted in the Neighbourhood Plan box or alternatively people can send nominations to the Chairman or any member of the Steering Group by post or email.

We will be setting up a working group to consider the proposals. **If you would like to be included please contact Valerie Scott or any other member of the Neighbourhood Plan Steering Group.** It would be useful if this working party could include people from the History Society or anybody else with heritage, history or design expertise but qualifications of this type are not essential.

We are also encouraging the younger members of our community to get involved in this exercise and will be arranging some specific events for them during the next few weeks. Please could the **parents or guardians of children aged 5-16 contact Valerie Scott** to let her know whether their children would be interested in taking part in these studies which we hope to carry out during half term or a fine weekend in February or March. This will not take up too much time, possibly half a day or a day at the most.

We hope that parishioners will take an active part in this process so that we can be sure that the local list fully represents the views of the community.

The list of local heritage assets will be published for consultation purposes to enable people to comment on this prior to it being sent to South Hams District Council and Historic England for their approval.

The closing date for nominations will be 9 March 2018.

Valerie Scott, Chairman of Bigbury Parish Neighbourhood Plan Steering Group

Tel: 01548 810336

Mobile: 07711446218

Email: valeriescott@bigbury.net

List of Local Heritage Assets – Nomination form

The Parish Council are inviting local parishioners to put forward proposals to include on a List of Local Heritage Assets. This will also form part of the Bigbury Parish Neighbourhood Plan. Once the list has been approved by South Hams District Council it will become an important material consideration when considering any future applications or proposals for development. Please use this form to put forward any nominations and place in the posting box at The Holywell Stores. Alternatively, please send an email to Valerie Scott, Chairman of the Neighbourhood Plan Steering Group at valeriescott@bigbury.net.

Name(s) of nominee(s).	
Contact details of nominee (address, telephone number and/or email address).	
Description of proposed asset.	
Address or location of proposed asset (include grid reference if possible).	
Reason for nomination eg age, rarity, group value, aesthetic interest, landscape interest, local landmark, or social or communal value. (Please see leaflet setting out the criteria for local listing).	
Please list any supporting documents and include photographs if possible.	
Name of owner of asset (if known) and contact details (if known). Please also advise if owner has been informed.	

LIST OF LOCAL HERITAGE ASSETS

Over the last few months the Neighbourhood Plan Steering Group, with the help of the local community, including members of the History Society, have been engaged in preparing a Draft List of Local Heritage Assets. These local heritage assets once approved will not have the formal protection applied to Listed Buildings and Ancient Monuments but will be given some weight when considering applications for development which could result in the loss of these assets.

A heritage asset is defined in the National Planning Policy Framework as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'*

Historic England has published a brochure entitled 'Local Heritage Listing' and this includes a section entitled 'Defining the Scope of the Local Heritage List. This sets out the following criteria:

Criterion	Description
Age	The age of an asset may be an important criterion. This can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
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Group Value	Grouping of assets with a clear visual design or historic relationship.
Archaeological Interest	An archaeological asset, in the form of buried remains, can provide evidence about past human activity in the locality.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national importance, including links to important local figures.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.
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As you will see from the above criteria local heritage assets can include not only buildings but also structures, landscape features, archaeology sites, earth mounds of historical significance, old pumps or wells, old stone walls, Devon hedge banks, telephone boxes, Second World War pillboxes, or even just interesting areas of paving or cobbles.

We would now like the local community to give their comments on the draft list which has been published on the community website. We are also leaving hard copies in the Holywell Stores. Following this consultation and any amendments made to this list, we will be asking the Parish Council to approve the list and it will then be sent to South Hams District Council for their ratification.

Comments should be made by 10th September 2018 so that the final list can be considered by the Parish Council at their meeting on 12 September 2018.

Comments can be sent to Valerie Scott, by post or email or you can use the Neighbourhood Plan box in the Holywell Stores for posting your comments. If anyone has any queries with regard to the list or wishes to discuss any items included on this they can also telephone Valerie Scott.

Valerie Scott

Chairman of Bigbury Parish Neighbourhood Steering Group

Glen Cottage

Bigbury

TQ7 4AP

Email: valeriescott@bigbury.net

APPENDIX 13: CONSULTATION ON VIEWS AND VISTAS

Important Views and Vistas

As part of the Neighbourhood Plan we would like the community to be involved in identifying important public views and vistas which they would like to see retained. These can be views which look towards important buildings or landmarks, along picturesque paths or lanes or more open long distance views or vistas. They do however need to be views from public highways or public rights of way rather than views from private property.

If you have any favourite views that you would like to see preserved please send a letter or email to Valerie Scott identifying the location of the viewpoint and including a photograph. Alternatively please use the Neighbourhood Plan Posting Box available in the Holywell Stores although sending an email attaching a photograph would be particularly helpful.

Valerie Scott, Chairman of Neighbourhood Plan Steering Group

Email: valeriescott@bigbury.net

Tel: 01548 810336

Mobile: 07711446218

APPENDIX 14: CONSULTATION ON LOCAL GREEN SPACES

Neighbourhood Plan Progress Report 14 November 2018

Community-led housing scheme

A community event was held at the Memorial Hall on Saturday, 10th November to discuss the proposed affordable housing scheme at St Ann's Chapel. This event was attended by 38 people. Everyone present was in favour of the proposed development and most of the people present liked the layout and design. Some people have suggested that the dwellings should have a more cottagey appearance rather than designed to appear similar to a farmyard complex with others asking whether there could be some stone as part of the palette of materials. It has also been suggested that the height of the dwellings should be kept as low as possible, that there should be more variation in the design and some chimneys should be added. The comments received from individuals and from Members of the Steering Group following their meeting on 12 November will also be sent to the Architects.

The split of private housing for principal residence purposes only, discount purchase and discount rent was generally liked. A notice setting out the proposed dwelling mix and advising people who to contact if they wish to purchase or rent any of these properties is being prepared and will be included on the community website and in the Bigbury news.

The views on the open space were generally to keep it mainly grassed but to include some fruit trees and possibly have space for some allotments.

A meeting was held with the Planning Case Officer on 8 November 2018. She was generally supportive of the scheme but suggested some changes to the entrance layout and said that she would also prefer a more cottagey style of development using a palette of painted render, stone if possible, timber and slate roofs.

The Archaeological trenching work is to commence on 14 November and it is hoped that we will be in a position to submit a planning application prior to Christmas with development starting on site by Autumn 2019.

Draft Neighbourhood Plan

The text of the draft plan is now completed and Karen Lawrence will be preparing the coloured version to include all figures, maps and photographs ready for the consultation with the community which should hopefully take place before Christmas.

This will then give the community a six week period to comment on the plan. It will then be amended, if necessary, and then sent to the SHDC for formal comment prior to the Examination.

Main Modifications to the Joint Local Plan

The Parish Council have been asked for their comments on the Main Modifications to the Joint Local Plan (JLP). The consultation period ends at 5pm on 3rd December 2018.

The main changes to the JLP in terms of their effect on the Parish of Bigbury are as follows:

Bigbury Village is no longer shown as a 'sustainable village'. St Ann's Chapel is still shown as a 'sustainable village' in terms of **Policy TTV1 – Prioritising growth through a hierarchy of sustainable settlements** but is no longer shown in Figure 5.8 as a 'village able to accommodate around 10 dwellings'. The reason for this is that the Inspectors requested that all of the villages which were within the AONB should be excluded from this list. Policy TTV1 does however state that in sustainable villages development required to meet locally identified needs and to sustain limited services and amenities will be supported and **Policy TTV30 – Development in Sustainable Villages** states that the LPAs support the preparation of neighbourhood plans as a means of identifying local housing and other development needs in the sustainable villages and that development in sustainable villages should be provided through neighbourhood plans. The District Council have also prepared a **Revised Housing Topic Paper** which provides new calculations in relation to the provision of housing and includes housing schemes coming through as part of neighbourhood plans. 13 dwellings at St Ann's Chapel have been included in the housing numbers recognising the advanced state of the Bigbury Neighbourhood Plan.

The JLP no longer includes settlement boundaries as the Inspectors considered that there had been inadequate consultation regarding these. The JLP however in the text to **Policy TTV1** states that neighbourhood plans may choose to identify settlement boundaries for their towns and villages. The Neighbourhood Plan Steering Group consider that the settlement boundaries already included in the Draft Neighbourhood Plan for Ann's Chapel, Bigbury and Bigbury on Sea should therefore remain.

The JLP also includes a new policy regarding Local Green Space which states Local Green Space sites, to be designated in neighbourhood plans or other development plans, will be protected from inappropriate development in accordance with local and national policy for Green Belts.

The Neighbourhood Plan Steering Group consider that the Main Modifications to the JLP should be supported and we hope that the Parish Council will also give these support to these changes at their meeting on 14 November 2018.

Local Green Spaces

As stated above the Main Modifications of the JLP refers to the potential for neighbourhood plans to include within their plans areas which should be protected as Local Green Spaces.

Having regard to the importance of protecting important areas of green space we are proposing as part of the Draft Neighbourhood Plan the designation of the following areas as 'Local Green Spaces':

- Private open land which includes public footpaths at Burgh Island, outside of the existing built up part of the hotel complex;
- Open land along the mainland coastline from Challaborough to Cockleridge;
- Bigbury Golf Club;
- Public open space at Bigbury Village Green;
- Private open space around the listed Bigbury Court Dovecote, Bigbury Village;
- Private open space, which includes new pond, adjacent to Butterwell Barn, 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.

We hope that the Parish Council will support these designations and would welcome the views of Parish Councillors with regard to these designations at their meeting on 14 November 2018.

Cllr Valerie Scott, Chairman of Bigbury Parish Neighbourhood Plan Steering Group

Email: valeriescott@bigbury.net

Neighbourhood Plan Progress Report 5th December 2018

Affordable housing scheme at St Ann's Chapel

A community event to discuss the proposed affordable housing scheme at St Ann's Chapel was held on 10 November 2018. 38 people attended this event.

At the event Valerie Scott explained the background to the scheme including the established need for a housing scheme of circa 10-12 dwellings to provide for the local housing needs of the parish and reasons why the site at Halwell Farm to the rear of the Holywell Stores had been selected. The purpose of the meeting was to show the local community the proposed draft layout and the type of dwellings being proposed. She said that the scheme was now for 13 dwellings which included the provision of two self-build sites for the landowner; one to be provided for the family and the other to be available for an agricultural worker. There would be three dwellings for private sale to help to finance the development. These would be for use as a principal residence only. There would be 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.

Tom Morris from the SHDC advised that SHDC were now funding the scheme with the help of Government grant and explained how people interested in purchasing or renting a dwelling could express 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.

Andrew Kirby then provided a presentation of the proposed development. A question and answer session then followed and the parishioners who had attended the event were asked to complete comments sheets to express their views on the proposed scheme.

The responses received were all positive particularly in relation to the proposed site layout. The design of the scheme had been supported by some but others had suggested that there was a need for the scheme to be more in keeping with the local vernacular of the village and to have a more of a cottagey character. It was considered that elements of the current design were too stark and that the dwellings should also if possible be lower in height. In terms of the open space it was generally considered that this should be laid to grass, be easy to maintain and include some fruit trees.

The Steering Group themselves had a number of detailed comments regarding the design again suggesting that this should have a cottage appearance.

A summary of the comments made have been sent to the Architect and we are now waiting for revisions to the scheme to address the comments made. A meeting will also be held with the landowners to discuss the details of the details of two dwellings which they are to fund. These can be individually designed but will need to be of a design which will fit in with the overall appearance and character of the rest of the development.

Neighbourhood Plan

The Draft Neighbourhood Plan in its final stages and it is hoped that this will be available for consultation purposes prior to Christmas.

The main modifications of the Joint Local Plan state that Neighbourhood Plans can bring forward as part of their policies the designation of Local Green Spaces which are important private or public areas of open space which should be kept open. This is in addition to their protection by other policies of the plan including the village settlement boundaries and restrictions to

development by reason of almost the whole of the parish being within the AONB. The Neighbourhood Plan Steering Group has suggested that the following public and private areas of open space could be included on this list:

- Private open land which includes public footpaths at Burgh Island, outside of the existing built up part of the hotel complex;
- Open land along the mainland coastline from Challaborough to Cockleridge;
- Bigbury Golf Club;
- Public open space at Bigbury Village Green;
- Private open space around the listed Bigbury Court Dovecote, Bigbury Village;
- Private open space, which includes new pond, adjacent to Butterwell Barn, 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.

Consultation will take place with the owners of these sites, explaining the reason for the designation, prior to their inclusion in the Neighbourhood Plan.

Cllr Valerie Scott

Chairman, Bigbury Neighbourhood Plan Steering Group

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.

CLlr Valerie Scott

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