

# **Bigbury** **Neighbourhood** **Plan 2019-2034**



Prepared by the Bigbury Parish Neighbourhood Plan Steering Group,  
on behalf of the Bigbury Parish Council, and following consultations  
with the community throughout the process.

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## FOREWORD

The Bigbury Neighbourhood Plan has been written to reflect how the local community would like the area to be both now and in the future. Once adopted, the policies and proposals of the Plan will have statutory force and will need to be taken into account by our local planning authority, South Hams District Council, when considering any future planning applications in the area. It will also need to be taken into account by Planning Inspectors when considering any appeals. It will give Bigbury Parish a more significant voice in such decisions.

Bigbury Parish Council has overseen the development of the Plan and delegated work to a Steering Group of eight people including representatives from all parts of the area. The Steering Group also includes three Parish Councillors, including myself, our Chairman and our former Ward District Councillor.

The policies and proposals of the draft Plan have been subject to consultation with the local community at various stages including an initial public meeting agreeing to the preparation of this Plan, responses to a Neighbourhood Plan Questionnaire and a Housing Needs Survey and consultation on the allocation of a site for new housing in St Ann's Chapel to provide for the local housing needs of the parish.

The Plan has also been the subject of a Strategic Environmental Impact Assessment and independent Site Assessment carried out by AECOM Ltd., Environmental Consultants, which fully support the Plan and the proposed site allocation.

The Parish Vision *'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'* drives the Plan. The Plan also includes a number of objectives, set out on page 9 and at the start of each policy chapter, and 30 policies relating to various different environmental matters which are shown in orange.

The policies set out in the Plan are designed to protect and enhance the best aspects of the parish in its wider environmental context. The Plan proposes a small housing development of 13 dwellings in St Ann's Chapel which includes eight affordable dwellings for rent or discount purchase. This primarily affordable housing scheme has been designed to provide for the local needs of the parish and to remain affordable to local people in the future.

This Plan was the subject of consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and amendments have been made to the Plan, to address the comments which were received. The Submission Version of the Plan was then submitted to

South Hams District Council (SHDC) under Regulation 15 for assessment for compliance with regulations and legislation.

SHDC carried out a further consultation on the Plan under Regulation 16 between 29 July 2019 to 9 September 2019. The results of this consultation were sent to an Independent Examiner, Mr John Slater, who was appointed by SHDC in September 2019. The role of the Examiner was to decide whether the Plan could proceed to referendum on the basis that it meets all legal requirements, could proceed to referendum if modified, or should not proceed on the basis that it does not meet all the legal requirements.

I am pleased to be able to say that the Examiner, Mr Slater was able to confirm that the Plan could proceed to Referendum, subject to the Plan being amended in line with his recommended modifications. These amendments have now been made in this Final Referendum Version of the Plan.

The Examiner, Mr Slater congratulated Bigbury Parish Council on seizing the opportunities presented by neighbourhood planning to allow the community to shape its planning policies. Bigbury is a parish in a stunning coastal location, whose protection will be enhanced by the policies in this plan. He referred to the fact that new housing was proposed in the most sustainable location to meet the community's own housing needs and that the plan provides controls to ensure that the new homes that are built will only be used as "principal residences".

Mr Slater stated that this was a locally distinct neighbourhood plan, which seeks to deliver on the expressed priorities of the residents of Bigbury and will deliver on its vision. He considered that the plan would provide a sound basis for dealing with planning applications in the Parish in the coming years.

I would like to thank the Parish Council, all members of the Steering Group and all of the other parishioners who have helped to put this plan together and hope that the community will be able to support the Plan.

I hope that you will enjoy reading the Plan and that you will feel that it reflects your hopes and aspirations for the future of our beautiful parish.

Cllr Valerie Scott

Chairman of Bigbury Parish Neighbourhood Plan Steering Group

November 2019

*'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'*



## INTRODUCTION

1.1 Welcome to the plan for the future of the Parish of Bigbury. This is a plan which has been prepared by the Bigbury Neighbourhood Plan Steering Group, led by the Parish Council, and following consultations with the local community at various stages of its preparation.

### *What is a neighbourhood plan and why do we need one?*

1.2 In April 2012 the Localism Act of 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape future development, regeneration and conservation in their area by preparing a Neighbourhood Development Plan. The Neighbourhood Plan (NP) allows communities to develop a shared vision for their area and to deliver the sustainable development they need.

1.3 Once adopted this Plan will have full legal force and will be used when considering applications for future development proposals in the parish. It will stand alongside the Plymouth and South West Devon Joint Local Plan (JLP), which was adopted in March 2019. Once adopted the NP will have considerably more weight than the current Bigbury Parish Plan which was produced in 2008.

1.4 The Plan does need to accord with the policies and proposals of the adopted JLP and has been prepared, working in consultation with South Hams District Council (SHDC), to ensure that it does accord with this, Neighbourhood Plans.

1.5 Prior to the MMs the Draft JLP did provide guidance on the type and amount of development which would be appropriate in the sustainable rural villages and suggested that approximately 10 dwellings should be provided in St Ann's Chapel. The JLP does not specifically allocate sites in the sustainable villages. It does however encourage communities, through their Neighbourhood Plans, to identify sites to meet their local needs. In the modifications to the JLP there is no longer reference to the actual number of dwellings which should be provided in any of the villages which are within the Area of Outstanding Natural Beauty but it allows for development to be brought forward to meet local housing needs.

1.6 St Ann's Chapel is regarded as the only 'sustainable settlement' in the parish and this was identified as such in the submission Joint Local Plan; prior to the main modification made in October 2018. As part of this Neighbourhood Plan we are therefore putting forward a specific available and deliverable site which would be suitable for a development of circa 13 dwellings to meet local needs.

1.7 In the MMs there are no longer any town or village settlement boundaries but the plan does allow village settlement boundaries to be provided as part of neighbourhood plans.

1.8 During the preparation of the Bigbury Neighbourhood Plan there were considerable discussions with SHDC policy officers regarding the appropriateness and advantages of having village settlement boundaries and it was agreed that there should be village settlement boundaries around the villages of St Ann's Chapel, Bigbury Village and Bigbury on Sea. The Neighbourhood Plan Steering Group and the Parish Council consider that the settlement boundaries around these three villages, as discussed with SHDC, should remain as part of the neighbourhood plan and these are shown on **Figures 6-8 (page 16)**.

1.9 The MMs have also introduced a new policy relating to Green Open Space. The MMs state that whilst the JLP does not designate any Local Green Spaces, they may be designated in neighbourhood plans and other future development plans. The Neighbourhood Plan does include the proposed designation of some areas of 'Local Green Space'.

### *How has the Plan been made and what is its effect?*

1.10 A meeting with parishioners and the District Ward Councillor was held on 5 December 2015. At this meeting there was unanimous support for preparing a Neighbourhood Plan. Following this meeting the Parish Council applied to SHDC for permission to prepare a Neighbourhood Plan for the parish, as shown in Figure 1, and permission for this was granted in January 2016. A Steering Group, which included two Parish Council members, was also set up in order to guide the plan on behalf of the community, to ensure that the correct procedures were followed, and to engage at all stages with the community in order to develop a shared vision and objectives for the plan and to ensure that policies and proposals in the plan met with these objectives and fully reflected the wishes and needs of the community both now and in the future.



Figure 1: Bigbury Parish Neighbourhood Plan Area

### • QUEEN'S JUBILEE EVENT HELD AT MOUNT FOLLY FARM



1.11 The progress of the plan is reported at the monthly Parish Council meetings, in the Bigbury News and on the Bigbury Community website, <http://www.bigburycommunity.co.uk>.

1.12 During the course of the preparation of the plan there have been a number of public events, including a two day event held during, and as part of, the celebrations of the Queen's Jubilee on 11 & 12 July 2016. This event, using display boards and post-it notes available for comments, was in order to obtain the parishioners' views and comments in relation to various planning and environmental issues.

1.13 Using the results of these consultations, and other comments received during the plan process, the Steering Group then prepared a questionnaire (**Appendix 1**). At the same time the SHDC prepared a Housing Needs Survey (**Appendix 2**). The Neighbourhood Plan Questionnaire and the Housing Need Survey were posted, with the Bigbury News, through the letterboxes of 390 properties in the parish on 28 November 2016. This was followed by a further community event on 10 December 2016 to discuss the Neighbourhood Plan Questionnaire and Housing Needs Survey and to provide assistance for completing forms if required.

1.14 A deadline of 8 January 2017 was given for completion of the Questionnaire and Housing Needs Survey. The results of the Questionnaire were analysed by the Steering Group and those of the Housing Needs Survey were analysed by SHDC. 190 households completed the Neighbourhood Plan Questionnaires (41%) and 135 households (35%) completed the Housing Needs Survey.

1.15 The Results of the Questionnaire (**Appendix 3**) were reported to the meeting of the Parish Council on 8 March 2017 and a copy of these results was also posted to all parishioners, with the Bigbury News, on 28 April 2017. These results were also published in the Community Website and hard copies were available at the Holywell Stores, the local village shop.

1.16 The results of the Housing Needs Survey (**Appendix 4**) were reported to the parishioners at a Neighbourhood Plan event held in the Memorial Hall on 17 June 2017. The purposes of the event were to advise parishioners of the results of the Housing Needs Survey and how this could be addressed. It was reported that there was a need to provide a primarily affordable housing development of circa 10 dwellings. It was considered by the community, through the responses to the Questionnaire, and also by South Hams Council through their analysis of the 'Call for Sites' that any development of this size should be located in, or close to, St Ann's Chapel, which is the only 'sustainable village' in the Parish. Six sites around the village were discussed and the site selected, almost unanimously, was a site which lies to the rear of the Holywell Stores on the north west side of the village. A report setting out details of this selection process is enclosed at **Appendix 5**.

1.17 A further event to discuss the draft layout and design concept for this development was held at the Memorial Hall on 10th November 2018. A copy of the notes of this meeting is enclosed at **Appendix 6**.

1.18 As part of the preparation of policies for the Neighbourhood Plan detailed studies were carried out for the four villages within the parish which are St Ann's Chapel, Bigbury Village, Bigbury on Sea and the part of Challaborough which is within the parish (**Appendices 7-10**). The studies were reported to the Parish Council on 12 July 2017 and copies of these were made available at the Parish Council meeting and at the Holywell Stores. They were also published on the community website. Comments were invited to be received by 31 October 2017, with a post box for comments placed in the Holywell Stores.

1.19 The Parish Tree Warden also carried out a study of all of the woods, trees, hedgerows and Devon hedgebanks in the parish and provided an assessment on each of these. Her report also includes recommendations to place tree preservation orders (TPOs) on 4 trees at Bigbury on Sea and 7 trees at Bigbury Village. Discussions on these possible TPOs are now taking place with the Tree Officer at SHDC and TPOs have been placed on two Monteray Pine trees on Burgh Island and two Oaks in the garden of Craigevar, Parker Road. A copy of her report is enclosed at **Appendix 11**.

1.20 The Draft Plan was prepared by the Steering Group using the evidence collected from these surveys and studies, together with evidence provided by SHDC and data from the Office for National Statistics Census data (2001 and 2011).

### **Strategic Environmental Assessment**

1.21 On 22 November 2017 an application was made to SHDC for a Strategic Environmental Assessment (SEA) and Habitats Regulations Appropriate Assessment (HRA) Screening Opinion. SHDC determined that an SEA was required but not an HRA. A new HRA Screening and Appropriate Assessment was carried out by SHDC in January 2019 to also assess mitigation measures as required in the 'Sweetman' Judgement and also to consult Natural England. The HRA Screening

Opinion, Screening Report, Appropriate Assessment and Natural England's response are attached as an Appendix to the Basic Conditions and also published on the Bigbury Community Website.

1.22 The SEA was subsequently carried out by AECOM and the Parish Council were advised that the plan had been assessed as performing very well indeed in terms of environmental and sustainability considerations with no major issues raised.

### **Regulation 14 Consultation on Draft Plan**

1.23 A six week consultation period was carried out between the 19th January 2019 and 8th March 2019, to enable the community the opportunity to comment on the draft plan. We consulted with the District Council, the County Council, the Environment Agency, the AONB Unit, Historic England, Natural England and others to make sure that it meets their requirements and can be supported. Some amendments have been made to the Plan to address the comments made.

### **Regulation 15 Submission of Plan to SHDC**

1.24 The Submission Version of the Neighbourhood Plan was submitted to SHDC in under Regulation 15 on 4 July 2019. This included a map showing the extent of Bigbury Parish, a Consultation Statement, which included a copy of all the representations received following the Regulation 14 Consultation and how they had been addressed, a Statement explaining how the proposed development meets all legal requirements (Basic Conditions Statement), and the Strategic Environment Assessment prepared by AECOM.

### **Regulation 16 Consultation**

SHDC carried out a further consultation under Regulation 16 between 29 July 2019 and 9 September 2019.

### **Regulation 17 Submission of Plan for Examination**

Mr John Slater was appointed by SHDC as the Independent Examiner to examine the plan in September 2019. He was sent a copy of the Submission Version of the Neighbourhood Plan and the accompanying documents, together with the further representations received following the SHDC Regulation 16 Consultation. The role of the Examiner is to decide whether the Plan can proceed to referendum on the basis that it meets all legal requirements, can proceed to referendum if modified, or should not proceed on the basis that it does not meet all the legal requirements.

### **Regulation 18 Examiner's Report**

The Examiner, Mr Slater published his report on 6 November 2019 and was able to confirm that the Plan could proceed to Referendum, subject to the Plan being amended in line with his recommended modifications. These amendments have now been made in this Final Version of the Plan. SHDC have advised that the plan as modified can now proceed to a Referendum.

1.25 Once adopted the Neighbourhood Plan will have full legal force and will form part of the statutory development plan for the area. The current legislation set out in the Planning and Compulsory Purchase Act 2004 requires a planning application or appeal to be determined in accordance with the development plan, unless material considerations indicate otherwise. The Bigbury Parish Neighbourhood Plan will be part of the development plan and be given equal weight to the policies of the Local Plan.

### **The Structure of the Plan**

1.26 The Neighbourhood Plan follows a simple structure as follows:

- It first sets out the community's Vision for the Parish, provides a set of Objectives and how these could be achieved.
- The policies and proposals of the Plan are then set out under the following headings: housing, employment, agriculture, tourism, community and recreation facilities, open space, natural environment, heritage, transport and infrastructure and resources.
- More detailed and localised policies for the individual villages of St Ann's Chapel, Bigbury Village, Bigbury on Sea and Challaborough.
- It then sets out how the proposals and policies will be delivered and how it will be monitored and reviewed.
- Three Proposals Maps are included at the end of the Plan and in Appendix 15. The first shows the area designated as an Area of Outstanding Natural Beauty (AONB), Heritage Coast and Underdeveloped Coast. The second shows the other designations and the third shows designated viewpoints.



### ABOUT THE PARISH OF BIGBURY

2.1 Bigbury Parish, which has an area of 1,167 hectares, lies within the District of South Hams in the south western part of Devon. It is a beautiful area and apart from Burgh Island, the parish is wholly within the South Devon Area of Outstanding Natural Beauty. The southern part of the parish, including Burgh Island is also within the South Devon Heritage Coastal Area. The parish gives its name to the magnificent bay lying between Bolt Tail and Stoke Point. In the southern part of the parish there are wonderful views across this bay and across to Burgh Island, which is also within the parish.

2.3 To the north, east and west there are magnificent views of Dartmoor and other areas of open countryside. It is a rural area, used primarily for livestock farming, but benefits from having a wonderful coastline and beautiful sandy beaches, making it also a popular tourist destination. It also benefits from being adjacent to the Avon Estuary which runs along its eastern border.

2.4 The parish contains a few small villages but no towns. There are also no major roads, just local, mainly single track roads, with passing places, and most featuring mature high Devon banks which have rich wildlife value.

2.4 The parish also benefits from having important heritage assets both designated and non-designated, including three scheduled ancient monuments; the three barrows to the south-east of Chapelcombe, the holy well at St Ann's Chapel and the dovecote at Bigbury Court.

2.5 Important listed buildings include the Church of St Lawrence, the old manor house at Bigbury Court, The Pickwick Inn at St Ann's Chapel, Holwell Farmhouse, Hingston Farmhouse, Challons Combe Farmhouse and many Medieval and Georgian cottages. Of particular note is the famous Art Deco hotel on Burgh Island which features in many Agatha Christie novels and which has been visited by many celebrities past and present including royalty.

2.6 Non-listed heritage assets include The Pilchard Inn on Burgh Island, Warren Cottage at Bigbury on Sea, Mount Folly Farm residential barns, many Georgian and Victorian houses, cottages in the historic villages and hamlets and some more isolated properties, particularly in the northern part of the parish and along the Avon Estuary.

2.7 In addition there are two historic villages, Bigbury Village and St Ann's Chapel and two historic hamlets, Easton and Coombe.

#### *History of the parish*

2.8 The name Bigbury is first documented in the Domesday Book in 1086 and St Ann's Well may be a spring referred to in a boundary charter of 846AD. However, the barrows south-east of Chapelcombe and enclosures near Higher Cumery and at Mount Folly Farm indicate much earlier activity in the parish, in the pre-historic and Roman periods.

2.9 Up until the 1870s the land in Bigbury was used primarily for arable farming. The Anglican parish church of St Lawrence dates back to the 14th century but by the 19th century it had become a ruin and was rebuilt in 1872. Bigbury Manor, now called Bigbury Court, dates back to the 17th century. The manor was held for nine generations by a family of its own name, and afterwards passed to the Champernownes, Willoughbys and Powletts. By the 19th century it belonged to the Duke of Cleveland and Dowager Duchess of Cleveland. In 1878 the parish had 465 inhabitants.

2.10 Bigbury Village lying to the south of the manor and the church was by this stage the largest village in the parish and included a school house, blacksmiths and wheelwright carpenters, local store and post office and a public house. There was also a meeting hall, called The Village Institute.

2.11 The village of St Ann's Chapel was at this time much smaller, but included a small chapel, a bakery and The Pickwick Inn. The Pickwick Inn was an inn and resting place on the road from Kingsbridge and Aveton Gifford to the east and Kingston and Modbury to the west. There was also a holy well at Holwell Farm, close to St Ann's Chapel,



• VIEW TOWARDS DARTMOOR FROM STAKES HILL ROAD



• AVON ESTUARY TOWARDS BANTHAM



• AVON ESTUARY



• VIEW OF BIGBURY ON SEA FROM FOLLY HILL





- DWELLINGS AT ST ANN'S CHAPEL
- DWELLINGS ON BIGBURY GREEN



- GLEN COTTAGE, BIGBURY VILLAGE
- TRISTAN AND WAYSIDE, BIGBURY VILLAGE



which was used for obtaining fresh water. At Milburn at the northern end of the Avon Estuary and on the tidal road, there was an oratory near to a spring. The rectory was at Glebe House in the hamlet of Easton.

2.12 Bigbury on Sea and Challaborough were just small fishing villages at this time. There was a fisherman's chapel on the island of St Michael de la Burgh, now known as Burgh Island, and The Pilchard Inn on the island was an inn, used mainly by the fishermen.

2.13 The character of the parish went through a considerable change in the late 19th century and early 20th century following the change from the labour intensive arable farming to livestock farming in the 1870s. This resulted in the construction of many barns within the parish, including Bigbury Court, Willings Farm, Easton and Hexdown. The population was considerably reduced with many of the former agricultural cottages in the village of Bigbury becoming derelict and eventually lost. In addition, much of the land, formerly owned by Wilhelmina Powlett, Dowager Duchess of Cleveland, was sold following her death in 1901.

2.114 The importance of Bigbury Village was further reduced in the early 20th century following the development of the seaside resort of Bigbury on Sea and, in more recent years the growth of St Ann's Chapel.

2.15 Bigbury Village has now lost its school house, local shop and post office and The Royal Oak public house is closed. A petrol filling station and car repair garage, which replaced the blacksmiths and carpenters, has also been closed. The only community facilities now remaining, apart from the church, is a beauticians and hairdressers using the premises of the former local shop and post office.

2.16 St Ann's Chapel has however increased in size. In the 1950s a new mainly affordable housing development, known as Hilltop, was built to the east of the village. At the same time a new village hall, the Memorial Hall, children's playground and playing fields were also provided. The Holywell Stores was originally built in 1912, although

has since been greatly altered and extended. Sadly now it is the only local store left in the parish. The Pickwick Inn, now a public house and restaurant, still remains.

2.17 Bigbury on Sea is a relatively recent development on what had been farming land in the 19th century. There were only a few buildings at that time. These included Folly Farm, Warren Cottage and some fishing canneries. In 1906, the enterprising Bigbury Bay Land Company bought the land from the Cleveland Estate and their planned holiday village was quickly constructed. By the Great War small hotels and holiday bungalows with rooms to let were already in place, and in addition day trippers came from Plymouth by steamers. The advent of motorised transport subsequently placed Bigbury on Sea firmly on the tourist map and The Pilchard Inn and Barden's Tea-Rooms provided food and drink for the many tourists. The golf course and club house, which lies between Bigbury on Sea and Bigbury Village, were developed in the 1920s, as was the famous Art Deco Burgh Island Hotel, iconic views of which can be seen from many coastal vantage points including a splendid view from Folly Hill, the only road to access the village.

2.18 Although some of the original chalet style buildings built during the 1910s remain, the village has continued to evolve. In the 1960s and 1970s the desire to live, or to retire, by the sea encouraged many more bungalows to be built in Bigbury on Sea and at Challaborough, which overlooks the adjoining Challaborough Bay. For holidaymakers who wished to enjoy this exquisite coastline within an Area of Outstanding Natural Beauty there were still plenty of places to stay including the exclusive Burgh Island Hotel, Folly Farm, the Henley Hotel, the Korniloff (prior to its conversion to a residential home for the elderly) and a Youth Hostel. The Bay View Café and Tom Crocker Inn as well as The Pilchard Inn provided sustenance and there was a local shop and post office.

2.19 The desire for second home ownership or for holiday lets has resulted in further building developments of various architectural styles



from the 1990s onwards. However, all the new dwellings have been restricted, through planning control, to sites which are within the confines of the village boundary. The Burgh Island Causeway apartments and leisure club replacing the Tom Crocker Inn were built in 1998 and the Venus Café and Discovery Surf School were set up in the lower car park close to the beach.

2.20 The existing amenities at Bigbury on Sea and Challaborough are mainly tourist based offering some opportunities for employment although many of the employees, including those working at the Burgh Island Hotel, come from outside the area. Sadly some of the facilities such as the youth hostel, shop and post office have been lost. At the time of writing this report the Bay View Café was closed, although it is expected to re-opened as a cafe in the near future, under new ownership.

2.21 Challaborough has also continued to grow with the development of the Parkdean Resorts Caravan Park, which includes a shop, waterside restaurant, swimming pool and other leisure facilities, although these are only open from March to November. There is also a fish and chip shop and surf hire shop, which are within the Parish of Bigbury but again only open March to November.

### Bigbury Parish today

2.22 The parish today occupies an area of 1,167 hectares. The 2011 Census showed that there were 223 households and 483 usual residents in the parish. These figures do not include those households whose properties are second homes.

2.23 As stated above, the whole of the parish is within the South Devon Area of Outstanding Natural Beauty and also benefits from having a superb coastline, which includes Burgh Island, lovely sandy beaches at Bigbury on Sea and Challaborough, and the western side of the Avon Estuary. The parish also includes many important historic buildings, villages and small settlements. It is important that as part of the Neighbourhood Plan the special qualities of our natural and historic environment are preserved and enhanced.

2.24 As a result of the outstanding natural beauty of the area it is not surprising that the parish has become a popular place to live, particularly in retirement or working from home. It is also a popular place in which to have a second home or holiday let. Over the last 20 years house prices in the South Hams have risen well above those in the rest of Devon and dwellings in Bigbury on Sea are now reaching particularly high prices. In many cases housing sites in Bigbury on Sea are bought with a view to redevelopment, including subdivision of plots, or with a view to extending the smaller bungalows and in many cases converting these to two storey properties. This often results in unneighbourly types of development causing significant loss of outlook to adjoining properties or development which is out of keeping by reason of size, height or design.

2.25 In May 2018 the following properties were for sale:

St Milburga's Oratory, Stakes Hill Road Modern 7 bedroom detached house on site with 12.68 acre garden	£2,950,000
Sunnynook, Clematon Hill, Bigbury on Sea Modern 4 bedroom detached house	£2,000,000
Clanna, Ringmore Drive, Bigbury on Sea 1920s 4 bedroom detached dormer bungalow	£1,050,000
Cumery 17th century, 6 bedroom, detached, former farmhouse with 2.4 acres of land	£825,000
Lincombe Barn, Lincombe Lane, Bigbury 5 bedroom, detached, barn conversion	£795,000
3 Folly Hill, Bigbury on Sea, mid 1960s, 3 bedroom detached bungalow	£750,000
Tamarisk, Parker Road, Bigbury on Sea 3 bedroom, detached bungalow	£750,000

Lewin, Marine Drive, Bigbury on Sea 1980s 3 bedroom detached dormer bungalow	£650,000
29 Burgh Island Causeway, Bigbury on Sea Modern 2 bedroom apartment	£615,000
26 Burgh Island Causeway, Bigbury on Sea Modern 2 bedroom apartment	£595,000
Turtlefields, Lower Bigbury 17th century, 3 bedroom detached cottage	£595,000
Beachdown, Challaborough Modern 4 bedroom detached house	£550,000
Milford, B3392, Bigbury 3 bedroom, built originally as a police house in 1930s, good sized garden	£525,000
The Firs, Back Lane, St Ann's Chapel Modern 3 bedroom bungalow	£470,000
The Hollies, St Ann's Chapel Modern 3 bedroom detached house	£395,000
Rose Cottage, Bigbury Green 17th century, 3 bedroom terraced cottage	£299,950
4 Pickwick Cottages Modern 3 bedroom end of terrace house	£279,950

2.26 It will be seen from the above that there were very few properties which are within an affordable range with only two properties below £350,000. There are also very few properties with less than 3 bedrooms. Most of these are in Bigbury on Sea with the cheapest selling for £595,000.

2.27 The increase in house prices throughout the parish has also made it difficult for younger people to be able to afford to buy properties in the parish and the age range of people now living in the parish is changing with a disproportionate number of people aged over 60.

2.28 The ONS Census data for 2011 showed that 40.6% of all usual residents living in the parish were over the age of 60. In the village of Bigbury on Sea 54% of the usual residents living in the parish were over the age of 60. This is significantly higher than the average for South Hams, which is 33% and for England 22%. The age profile for the parish, shown as percentages for each age group is set out below.

2011 Census	0-9	10-19	20-29	30-44	45-59	60-74	75-84	85+
Bigbury	4.8	8.2	6.6	12.8	27.0	24.4	11.8	4.4
South Hams	9.2	10.6	8.5	15.4	23.0	21.6	7.8	3.6
England	25.9	12.1	13.7	20.6	19.4	14.6	5.5	2.3

2.29 There has been a significant increase in the number of dwellings used as second homes or holiday lets, with the percentage of second homes/holiday lets being particularly high in Bigbury on Sea and Challaborough. The November 2007 survey for the Bigbury Parish Plan showed that 79% of respondents had Bigbury Parish as their principal residence. This had dropped to 65% in the November 2016 survey for the Neighbourhood Plan. In Bigbury on Sea only 48% of respondents to the latest survey stated that the parish was their principal residence.

2.30 In view of the difficulty in obtaining information on the number of second homes or holiday lets through either the ONS census data or Council tax records the Neighbourhood Plan Steering Group have carried out their own survey of property tenancies.

2.31 This survey was carried out between May to October 2018. It was found that of the 369 properties surveyed, 54% were used as a principal residence, 24% were used as a second home, 19% as a holiday let and 3% were vacant. In Bigbury on Sea and Challaborough the percentage of second homes and holiday lets was particularly high with







• BIGBURY ON SEA FROM BURGH ISLAND



• BIGBURY ON SEA



• CHALLABOROUGH



• BEACH SHOP, BIGBURY ON SEA

32% of properties being for principal residence, 35% as a second home, 28% as a holiday let and 5% vacant.

2.32 The significant increase in the number of properties used as second homes / holiday lets within the parish during the last few years is causing concern to many of the parishioners. 81% of those people who completed the November 2016 questionnaire considered that there should be a restriction on the sale of some or all new dwellings (other than replacement dwellings) for principal residence only.

2.33 Tourism is recognised as a major factor in the prosperity of the parish. It helps to provide some local employment and to sustain many local businesses including the cafés, beach shops and leisure facilities at Bigbury on Sea and Challaborough. The local store at St Ann’s Chapel whilst busy all year does particularly well during the holiday periods. The hotels, holiday lets and bed and breakfast facilities available throughout the parish are dependent on the tourist trade and the public houses at Burgh Island and St Ann’s Chapel also depend on tourism for much of their trade.

2.34 62% of respondents to the Bigbury Neighbourhood Plan questionnaire considered that there was inadequate provision for the needs of tourists with the lack of indoor eating facilities on the mainland at Bigbury on Sea. The closure of the Bay View Café was very much regretted with 48% commenting that this should be reinstated and that there was a need for a café, restaurant, pub or other drinking facility that opens all year during the day and in the evenings.

2.35 There was also strong support for the reopening of The Royal Oak public house at Bigbury Village with a lot of interest in having a community run pub, shop or café. Sadly, an application has now been made for the change of use and extension of the Royal Oak Public House at Bigbury Village to provide three new dwellings.

2.36 The popularity of Bigbury on Sea and Challaborough for tourism does however result in the narrow local roads often becoming congested with long queues of vehicles, particularly at weekends. The transportation of caravans to the Parkdean Resorts Holiday Park can also result in long delays with damage to the road surface and sometimes damage to properties. The car park at Bigbury on Sea quickly becomes full on a sunny day. The owner of Folly Farm has provided a parking facility on one of his fields at the edge of the village, which has helped to alleviate this problem.

2.37 Apart from agriculture and tourism there are few other opportunities for employment in the parish. The car maintenance business at Bigbury Village closed a few years ago and the building is now used as a store and workshop for a local builder. There are also opportunities for work relating to building construction and maintenance, building services, landscaping and gardening or social services. Working in the local shops and public houses also provides some work for local people. The Bigbury Golf Club and the management and maintenance of the Bantham Estate also provide a number of job opportunities for local people.

2.38 A few people in the parish have started up businesses working from home but with poor, and for some completely lacking, mobile signals, together with the lack of high speed Broadband for most properties in the parish, it is difficult and sometimes impossible to run a business from home efficiently. Improvements to the mobile and Broadband connections are therefore regarded as a high priority by many parishioners and this has resulted in the recent provision of a new Broadband fibre system which is soon to be extended to cover most of the parish.

2.39 There has been a recent loss of some community facilities in the area. This includes the loss of local shops and post offices at Bigbury on Sea and Bigbury Village, closure of the Bay View Café at Bigbury on Sea and closure of the Royal Oak public house at Bigbury Village. The community want to ensure that there is no further loss of community facilities. In response to the concern about the possible loss of the Bay View Café this facility has now been listed as an ‘asset of community value’ and the new owners have indicated that they would like to provide a new larger café/ restaurant on this site.



2.40 In addition to the Bay View Café other community facilities which are considered to be of particular value to the community are St Lawrence Church and the Unwind beauty and hair salon in Bigbury Village; the Memorial Hall, Pickwick Inn and Holywell Stores in St Ann's Chapel; The Oyster Shack; the leisure and café facilities at Challaborough (seasonal use only); the Pilchard Inn, Burgh Island and the Burgh Island Causeway Leisure Club (open to members and their guests only) at Bigbury on Sea. The Bigbury Golf Club is also an important community asset as well as used by some visitors to the area. This is also a membership club with playing and social members. Other facilities used mainly by tourists include the Beach Shop, Venus Café and Surf School, the Henley Hotel and the Burgh Island Hotel. Discovery Surf School is an important tourist, recreational and community facility that provides a service all year around. They run a local Surf Club for children, which annually has up to 70 members. The club provides surf lessons, an annual surf competition, beach cleans and a sociable group for children to be part of. Discovery also many schools throughout the South Hams and Plymouth providing lessons, activity weeks and after school clubs for hundreds of school children every year. They are nationally renowned as a centre of excellence for Special Needs surf lessons, providing specialist surf lessons for children and adults with special needs including autism, downs syndrome, and various mental and physical disabilities. They also work with The Wave Project and Lifeworks charities for special needs surfing.

2.41 Discovery Surf School is also regarded as a destination facility for Bigbury on-Sea, being a well-regarded and long established surf school. Many of the bookings that they take are from people who are specifically coming to Bigbury to surf and the people booking surf lessons often ask the Discovery Surf School for recommendations for accommodation and eating out facilities. This in turn provides customers for the local accommodation and catering services in the area.

2.42 Discovery Surf School has a centre close to the beach and the Venus Café at Bigbury on Sea, a licence to operate from the beach, and a surf shop at Challaborough.

2.43 They have an average of about 11,000 customers (lessons and hire) a year, which is a significant number of locals and tourists coming to Bigbury on-Sea to surf with the surf school.

2.44 The almost complete lack of a bus service is also a problem in terms of the future sustainability of the area. There is just one public bus service a week. It leaves at 9.30am on Friday morning from Bigbury on Sea, picks up passengers at Bigbury Village, St Ann's Chapel, Ringmore, Challaborough and Kingston and then goes on to Modbury and Plymouth taking one and a quarter hours for a journey which by car would take 40 minutes. The return journey starts from Plymouth at 1.30pm and takes the same time coming back. Whilst this facility is for some people the only opportunity they get to be able to shop at Plymouth, for many it is regarded as mainly a social outing.

2.45 The poor public transport is a major problem in terms of attracting families with children to want to live in the parish and a reason why many older people, unable to drive, decide to move to a location where there is a regular bus service and better facilities for shopping and health care. Most households who live in the parish own or have access to a private vehicle (98.7%) and those who do not wish to use private transport rely on taxis. The opportunities now available for on-line shopping, including supermarket home deliveries, have helped but some people especially those living on their own do feel rather vulnerable and isolated.

2.46 The most important issues raised in relation to the environment are the need to protect the natural beauty and openness of the countryside and to protect our coastline, beaches and the Avon estuary. Most of the land in the parish is owned by farmers but in addition a large area of land to the west of the Avon Estuary forms part of the Bantham Estate. This includes the land used by the golf club. This estate was for many years owned by the Evans Estates but was purchased in 2014 by Mr Nicholas Johnston who also owns the Tew Estate in Oxford. Apart from the golf club most of the estate land is in woodland or agricultural use although a large part of the estate is also

used for pheasant shooting area during the winter months. This brings a few visitors into the parish but most of the clients are based at Bantham so this has little effect on the Bigbury Parish economy.

2.47 Another important issue is the need to ensure better protection of our trees and hedgerows and our historic buildings and structures which may not be protected by statutory listing. Warren Cottage, the oldest building in Bigbury on Sea and the Pilchard Inn on Burgh Island are two unprotected buildings which are regarded as having significant local heritage value but are not included on the statutory list. Other buildings and structures have also been identified in our village studies and a wider survey of the parish as being worthy of preservation. A Tree and Woodland Survey has also been carried out by our Tree Warden to provide an evidence base for the Neighbourhood Plan. This includes advice on the trees and woodland areas, which require better protection. A copy of her report is enclosed in **Appendix 11**.

2.48 The design, height and scale of new properties in the parish are also issues that need to be addressed, particularly in relation to new development at Bigbury on Sea and Challaborough. In some cases the scale, height and quality of design has been exemplary but in other cases sadly lacking. Future development in the parish needs to be approached in a more neighbourly and responsible way. New buildings should be more in keeping with the appearance and character of existing buildings and sympathetic to the surrounding area. The Neighbourhood Plan therefore includes design guidance which has been prepared for each of the four villages.

2.49 The community are keen to encourage sustainable forms of construction and to encourage buildings which will be energy efficient, including renewable energy systems where appropriate. There would, however, be a strong resistance to the development of commercial renewable energy farms within the parish.



• MODERN EXTENSIONS TO HOUSE AT BIGBURY ON SEA



• NEW DEVELOPMENT, BIGBURY ON SEA



## VISION AND OBJECTIVES

3.1 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 that which supports tourism, providing that tourism activities do not become overly commercialised or harm the natural beauty of the coastline, beaches and the Avon Estuary.

### *Vision for the future*

3.2 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'.**

3.3 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 designated and non-designated 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 support the agricultural economy of the parish and to encourage environment friendly farming methods which support biodiversity and which retain existing field boundaries and hedgerows.
- To conserve and enhance the biodiversity value of the area and to protect and enhance the Green Infrastructure of the parish.
- To restrict new housing development to that which is essential to meeting local needs and only on sites within the existing village settlement 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 promote a healthy and socially inclusive community by maintaining and enhancing our open space, recreation, leisure and sporting facilities.
- To retain existing and provide new tourist facilities, if appropriate, ensuring that any new facilities are provided in a manner which preserves the beauty and unspoilt nature of the countryside, the coastline and the beaches.
- To retain existing employment uses and to provide new facilities for local employment, providing this does not cause harm to the AONB and is in a sustainable location.
- Any development should be of high quality and sympathetic to the character of the local area.
- To retain the existing network of local roads and footpaths and encourage the provision of new footpaths, bridleways and cycle ways to provide better access to the countryside and increased safety for pedestrians, cyclists and horse riders.
- To seek opportunities for improving infrastructure to make the parish more sustainable.



## POLICIES AND PROPOSALS

### HOUSING

#### OBJECTIVES

To restrict new housing development to that which is essential to meeting local needs and only on sites within the existing village settlement boundaries or on the allocated site at St Ann's Chapel.

Any development should be of high quality and sympathetic to the character of the local area.

#### Background

4.1 There were 389 dwellings in the parish of Bigbury in November 2016 when the Bigbury Neighbourhood Plan survey was carried out. This is an increase of just 25 dwellings since November 2007 when the Bigbury Parish Plan survey was carried out. The SHDC have advised that they are aware of 122 properties which are classed as second or unfurnished homes. This represents 31% of the total dwellings, which is slightly less than that indicated by the results of Bigbury Neighbourhood Plan Questionnaire. The questionnaire was completed by 41% of households. 35% of the respondents were owners of second homes or holiday lets. The Parish Plan survey carried out in November 2007 and completed by 48% of households showed that 32% of respondents were owners of second home homes or holiday lets, suggesting that there has been a fairly significant increase in this 9 year period.

4.2 Bigbury Neighbourhood Plan Survey also showed that the number of properties used as second homes or holiday lets is considerably higher in Bigbury on Sea and Challaborough with the ratio of principal residence to second homes/holiday lets being about 50:50.

4.3 The popularity of the parish for people wanting to purchase second homes or buy homes for letting purposes only has also had a significant effect on local house prices.

4.4 The results of this Neighbourhood Plan survey were not surprising considering the fact that Bigbury on Sea and Challaborough are popular tourist destinations. However, the amount of second homes and holiday lets is causing some concern to those people who have their principal residence in these villages. It is considered that the decline in the number of dwellings used as principal residences, and the loss of all year trade, is the main reason for the consequent loss of the Bigbury on Sea village shop and post office. More recently the Bay View Café has closed although this was only due to the tenants being asked to vacate the premises prior to and following the sale of the land. The premises have now been bought by the owners of the Burgh Island Hotel and we understand that it is proposed to replace the café with a new café/restaurant of larger size on the same site.

4.5 The village of Bigbury also saw the closure of the village shop due to a fall in local trade. This local shop is sadly missed but its new use as a beauty salon and hairdressers has been welcomed and does provide some local employment.

4.6 The Royal Oak in Bigbury Village was until 10 years ago, a thriving public house and restaurant, well used throughout the year by the local community and people from neighbouring parishes. The local trade, however, dropped following two changes in ownership and the public house closed in 2013. On 23 July 2015 planning permission was granted for the development of four houses on the rear part of the site. The plans showed that the public house would remain in use for this purpose and this was also confirmed in the planning statement. Residents generally accepted the new housing development on the understanding that this would result in the public house being reopened, but the site was sold to a residential developer, who completely cleared the inside of the public house, taking out the bar and kitchen and making it seemingly more difficult to reinstate the public house use. SHDC did not make the reopening of the public house a condition of the application to develop at the rear and a planning application has now been granted to convert and extend the public



• OLD POST / GLEAVE COTTAGE, BIGBURY VILLAGE



• COURT COTTAGES, BIGBURY VILLAGE



• GREYSTONES, LOWER BIGBURY



• HOUSING AT BIGBURY ON SEA





house to provide one 3-bedroom and two 2-bedroom cottages. The responses to the Neighbourhood Plan Questionnaire showed that the community would like the public house to be reopened and there was also some interest in it being run as a community pub. However, the chances of this happening have now been diminished.

4.7 Fortunately, the community facilities at St Ann’s Chapel have continued to flourish. These include The Memorial Hall, the Holywell Stores, The Pickwick Inn, a children’s playground, skateboard area and playing fields. The Memorial Hall is used for a variety of private and community events including Parish Council and Neighbourhood Plan meetings, fitness clubs, youth groups, and many social events including music and film evenings, wine tasting, local talks, children’s parties and a summer fete.

4.8 St Ann’s Chapel is now considered by SHDC and by the local community to be the only ‘sustainable village’ within the parish although its sustainability cannot be regarded as high as it does not have any educational or health facilities and does not have a regular bus service.

4.9 St Ann’s Chapel has seen some limited growth during the last few years with 7 new private dwellings built close to The Pickwick Inn and Holywell Stores. It is also the location of most of the affordable housing provision in the parish.

**HOUSING NEED**

*Introduction*

4.10 The Housing Needs Survey carried out by SHDC was distributed by hand to 389 households including those who own second homes. There were 135 responses (35%). The objectives of the 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.

4.11 Of the responses received 80% were from those who lived, worked or had family connections in the parish. Only one respondent lived outside the parish but did have immediate family living in the parish.

4.12 12 of the responses were from people who worked in the parish. The remainder (123) were either retired, did not work or worked outside the parish. 27 of the households (approx. 20%) had a member of the household who was over 65.

**Property tenure**

4.13 The tenure split was as follows:

- 85% were owner occupiers
- 10% were renting in the private sector
- 4% were renting from a housing association
- 1% lived in shared ownership accommodation

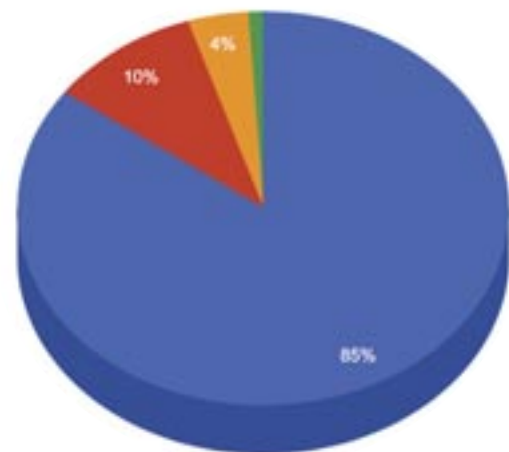


Figure 2: Property Tenure

**Size of dwellings**

4.14 Of the respondents 34% lived in properties of 4 or more bedrooms, which is similar to other areas of the South Hams. In comparison 25% lived in smaller 1 or 2 bedroom properties.

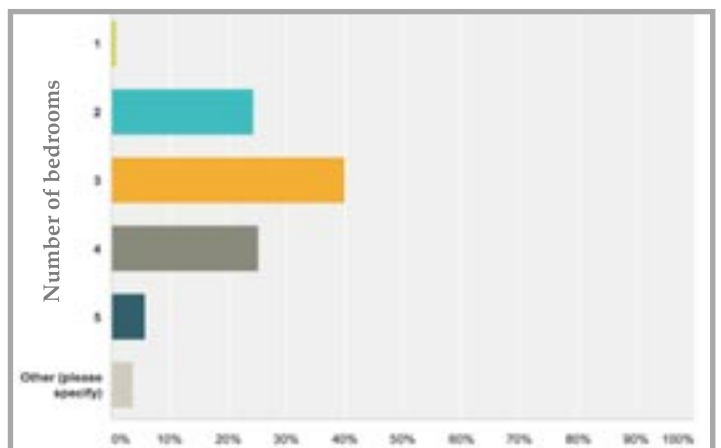


Figure 3: Size of dwellings



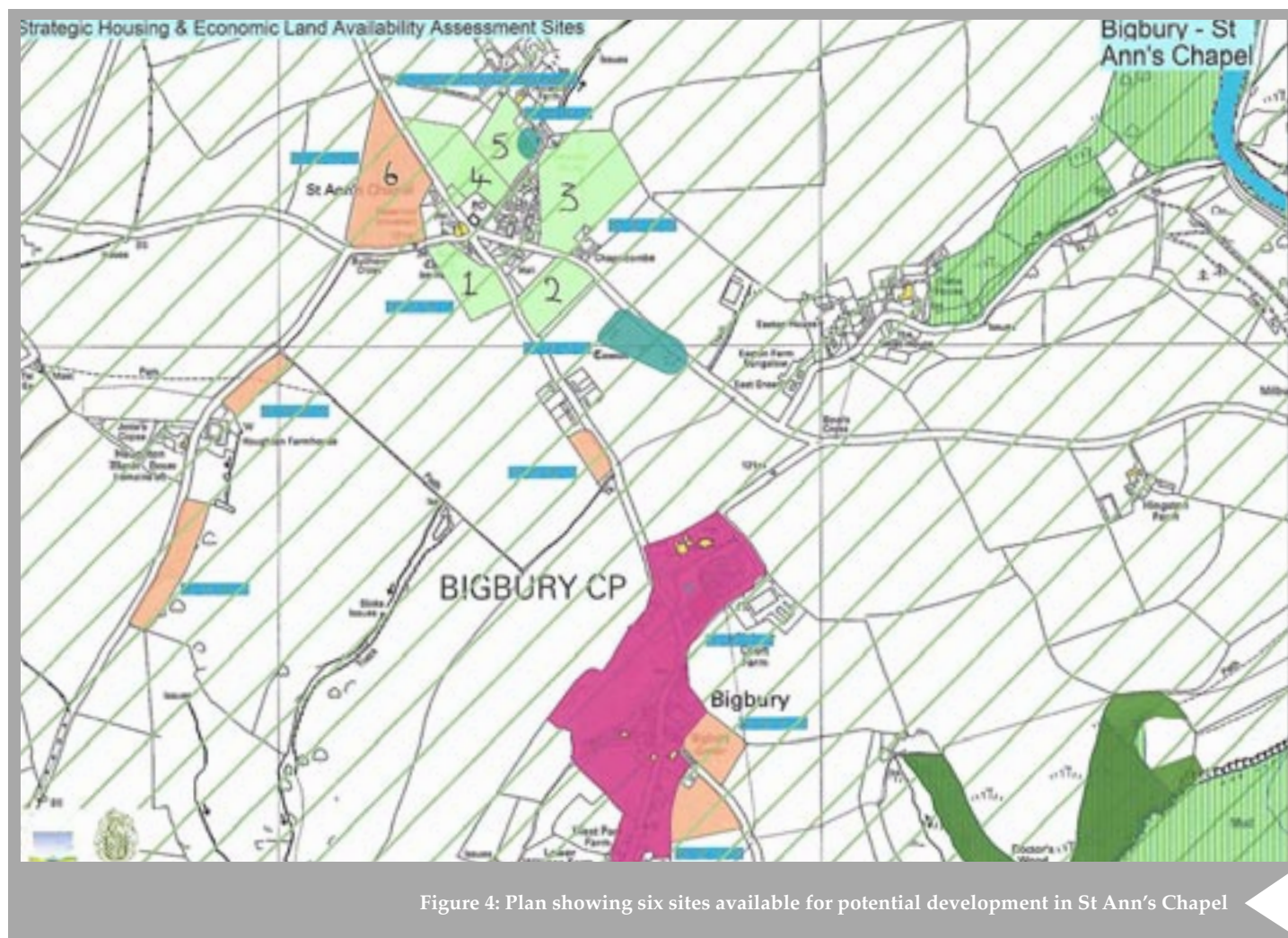


Figure 4: Plan showing six sites available for potential development in St Ann's Chapel

**Housing needs within the next 5 and 10 years**

4.15 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.

4.16 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.

4.17 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 might be required, 49% would want to stay in the parish.

**Future property type and tenure**

4.18 The responses were as follows:

- 72% were from people who wished to move into a privately owned property.
- 11% wanted some type of affordable rented property.
- 5% would like some form of accommodation which was specifically aimed at the elderly, whether this be extra care or sheltered accommodation.
- 4% had a desire for self-build or self-finish.
- 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 was also necessary to consult the Devon Home Choice and Help to Buy housing registers.

4.19 It was recommended that the Neighbourhood Plan Steering Group look to enable a scheme of no more than 10-12 units, potentially using the Village Housing Initiative if a 100% affordable housing scheme is not achievable. However, it was pointed out that there may be a need to reduce the affordable housing element by 3 or 4 properties in order to deliver the affordable housing. The Steering Group took these recommendations on board and considered the opportunities available to deliver an affordable housing scheme of this type. These were then discussed with the community and a site was selected in St Ann's Chapel which could achieve this purpose.

**Potential Sites**

4.20 The Steering Group initially looked at all the sites which had come forward following South Hams Council's 'Call for Sites'. These included 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.

4.21 The SHDC considered all of these sites, looking particularly at:

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

4.22 All of the sites are within the AONB, which is itself 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 and Undeveloped Coast, which is normally considered unsuitable for development.

4.23 St Ann's Chapel is the only village regarded as being sustainable and all sites, other than those around St Ann's Chapel, were considered unsuitable due to this and other issues. These sites coloured orange on Figure 4 were there which South Hams District Council considered were unsuitable for development.

4.24 SHDC asked the Steering Group as part of their neighbourhood plan to look for a site suitable for circa 10 dwellings. The Steering Group looked more closely at all of the sites around St Ann's Chapel, including site 6 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.

4.25 The analysis of each site was as follows:

### Site 1 (SH\_05\_08\_14) Land to SE of St Ann's Chapel

4.26 This site was subject to an outline planning application for circa 8 dwellings (LPA Ref: 4097/16/OPA). 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 showed a new two lane by-pass road around St Ann's Chapel bringing vehicles out at a point south of the existing dwellings on the B3392 road to Bigbury Village.

4.27 There had been considerable objections to this scheme from local residents and the Parish Council had also objected to this application. The application was subsequently refused by SHDC. The reasons for refusal given on the decision notice dated 11 July 2017 related to pedestrian safety due to lack of adequate footways and lack of adequate visibility at the junction of the C252 and the B3392. The second reason for refusal related to the failure of the proposal to conserve the landscape and scenic beauty of this part of the AONB due to the new relocated and wider highway and the resulting loss of Devon hedges.

4.28 The local community had however raised other concerns about the application which can be summarised as follows:

- Highway safety with vehicles travelling from Ringmore and from this site, and then going north, having to go through the junction at St Ann's Chapel. It would put extra traffic on the B3392 when travelling from Bigbury Village to St Ann's Chapel. Vehicles might also be travelling at higher speeds due to the western arm of the junction being pedestrianised. This would add to the danger for drivers entering the junction from Stakes Hill or from the car park to the rear of the Holywell Stores.
- The junction at St Ann's Chapel is further complicated by the considerable volume of traffic coming from Kingsbridge and Aveton

Gifford via either the tidal road or Easton and heading for Ringmore, Bigbury Village or Bigbury on Sea.

- Safety for pedestrians not resolved. They would 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 of Devon hedges along both roads particularly in order to provide access and visibility splays.

• The proposed scheme as shown on the planning application for outline consent was for 4 x 3- bed affordable units and 4 private open market (3 x 4-bed and 1 x 5 bed units). This did not meet the housing needs identified from the Results of the Neighbourhood Plan Questionnaire or from the SHDC Housing Needs Survey. 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 and the Undeveloped Coast, as well as the AONB.

4.29 Unfortunately this application was allowed on appeal. A reserved matters application for 9 x 4-bedroom dwellings has now been submitted but at the time of writing this plan the application had not been determined.

### Site 2 (SH\_05\_12\_16) Part field behind Memorial Hall

4.30 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 was also a concern that visitors to a development on this site may park their cars in the Memorial Hall car park, which is also used by members of the local coastguard/rescue services.

4.31 The site is also within the Heritage Coastal Area and Undeveloped Coast, as well as AONB, and 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

4.32 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 Hilltop estate. The new housing would be close to the facilities at the Holywell Stores and the Memorial Hall but pedestrians would need to walk along the Stakes Hill Road, which has very limited footpaths.

4.33 The biggest disadvantages are as follows:

- Access would be via the Stakes Hill Road putting more vehicles on to this road, which has a very dangerous exit on to B3392 at The Holywell Stores. Drivers and passengers in vehicles exiting The Holywell Stores car park are also put at risk when joining the Stakes Hill Road close to 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 (Live West) was being used. It would also result in more vehicles passing through this estate which would cause danger to children living here.

### Sites 4 and 5 (SH\_05\_09\_14/16) Land at Holwell Farm

4.34 These sites are both part of Holwell Farm with Site 4 being that closest to the rear of the Holywell Stores. The Steering Group considered that part of this site was 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 considered that the vehicular access should be positioned a short



	1	2	3	4	5	6	Comments
Designated Site (Scheduled Ancient Monument)	Green	Green	Green	Green	Green	Green	Holy Well in SE corner of Holwell Farm land and Long and Bowl Barrows south east of Chapelcombe
Flood Risk	Green	Green	Green	Green	Green	Green	No sites at risk of flooding
Landscape (AONB)	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Affects all sites. Site 6 in most prominent location within AONB being on brow of hill and visible from long distances when approaching St Ann's Chapel from north.
Landscape (Historic Coast/Undeveloped Coast)	Green	Green	Green	Green	Green	Green	Affects all sites to south of C252 and to south of Stakes Hill Road
Nature Conservation	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	All sites need to be assessed for bats, dormice and Cirl Buntings but most sites apart from Sites 4 and 5 result in significant loss of mature hedgerows where Cirl Buntings could be nesting.
Agricultural Land Classification	Green	Green	Green	Green	Green	Green	All sites are Category 3.
Site size	Green	Green	Green	Green	Green	Green	No sites too small.
Location in relation to development boundary	Green	Green	Green	Green	Green	Green	All sites are adjacent to development boundary.
Proximity to local services	Green	Green	Green	Green	Green	Green	All sites are close to local services but not all sites can provide safe pedestrian access to these.
Walking routes to local services	Red	Red	Yellow	Yellow	Yellow	Yellow	Sites to west of B3392 score red. Those to east but with no safe pavements along roads used score orange. Only Sites 4 and 5 have safe access to all local services, excluding public house.
Vehicular Access	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Current proposals for Site 1 show diversion of C252 which would result in considerable problems in relation to highway safety. Sites
	Red	Yellow	Yellow	Yellow	Yellow	Yellow	with significant loss of mature hedgerows to achieve access shown orange.
Public right of way	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Only Site 1 has PRoW through site which would be stopped off.
Historic environment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	All sites are close to listed buildings. Sites 2, 3, 4 and 5 also close to Scheduled Ancient Monuments. Site 5 could significantly impact on setting of Holy Well and listed Holwell Farm. Loss of mature Devon hedgbanks relating to Sites 1, 2, 3 and 6 also result in loss of a non-designated heritage asset.
Pollution, contamination and hazards	Green	Green	Green	Green	Green	Green	No sites affected by pollution, contamination or hazards.
Ground conditions	Green	Green	Green	Green	Green	Green	Ground conditions for all sites are good.
Availability of main drainage	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	All sites would be able to access sewage works although this might be more difficult for Site 2. South West Water raised objection to Site 2 but not to Site 1. This might have been due to size of developments being proposed.
Residential Amenity	Red	Yellow	Yellow	Yellow	Yellow	Yellow	All sites apart from Site 2 affect views from adjoining residential properties but Site 1 has greatest effect on views including views.
Planning History	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Awaiting PINS decision re appeal following refusal of development on Site 1 at time of appraisal. Officers concerns raised in respect of pedestrian safety issues for development on Site 2.
Scoring	Red	3	1	0	0	1	1
	Orange	6	9	7	5	4	5
	Green	9	8	11	13	13	12

Figure 5: Summary of matrices

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.

4.35 The Steering Group considered that any new dwellings should not be positioned too close to the new houses on the B3392 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.

4.36 It was considered that a development in this location would not unduly harm the views from existing properties along the B3392 and there is good screening between this site and Hilltop which is located on the other side of the track leading to the Holwell Farm.

4.37 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 stops.

4.38 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.

4.39 A plan showing the part of Site 4 which the Steering Group considered could be developed is enclosed at Appendix 10 and is also shown on the Proposals Map 2.

4.40 The Steering Group considered 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\_05 14\_16) Land north of Pickwick Inn**

4.41 Although Site 6 is shown in orange on the SHDC map the Steering Group 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 but the Steering Group considered that the access could be from the B3392 which would avoid this problem. The Devon hedgerows are however much higher and of more importance than on the western side of the B3392 where the access to Site 4 was envisaged.

4.42 SHDC 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 related to pedestrian access from Site 1. The Steering Group considered that any development to the west of the B3392 would result in problems of being able to provide safe pedestrian access.

4.43 SHDC also considered that Site 6 was in an elevated and prominent location within the AONB. The Steering Group also considered 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.

4.44 A summary of the matrices produced for each of these sites is shown in Figure 5.

**Conclusion**

4.45 The Steering Group having looked carefully at the six sites available around St Ann's Chapel considered that part of Site 4, ie that part to the rear of The Holywell Stores, would be the best site. A Neighbourhood Plan community event was held on 17 June 2017 to discuss the options for new housing to meet local needs. This was attended by over 50 people. All of the sites referred to above were discussed and the people entitled to vote (those living or working in the parish), which was most of those in the hall, were then given voting slips to put in a ballot box before they left.

4.46 The community voted overwhelmingly in favour of Site 4 with the voting as follows:

- Site 1 (Site to the south west of the village - subject to refused outline application for 8 dwellings) = no votes





- Site 2 (Site to the south east of the village, to the rear of the Memorial Hall) = 4 votes
- Site 3 (Site adjacent to the Hilltop development off Stakes Hill road) = 2 votes
- Site 4 (Site to the north west of the village, to the rear of Holywell Stores = 41 votes
- Site 5 (Site to the north west of the village extending to Holwell Farm) = no votes
- Site 6 (Site to the north east of the village, to the rear of the Pickwick Inn) = no votes.

4.47 Following this consultation, a draft layout plan was prepared to assess the amount of land that would be required to accommodate circa 10 dwellings. This also showed access from the B3392 to the north of the village and pedestrian access along Holwell Lane, which is now used only by occasional vehicles accessing Holwell Farm. The draft scheme was sent to Mr David Parkes, Senior Specialist for Community Projects in the Housing Department, South West Devon Council, and a meeting was held on site on 20 July 2017. Mr Parkes provided advice on how the scheme could be taken forward with the need to carry out some more detailed assessments regarding highways, trees and ecology, landscape and AONB impact and a needs assessment. He also gave advice on how this could become a Community Land Trust project and suggested ways of being able to fund this. Finally, he recommended having meetings with both SHDC planning officers and Devon CC Highways officers.

4.48 It was also necessary to ensure that the owners and farmers of the land, were satisfied with the draft scheme. The principle of the proposed development had been discussed with them prior to the community event but it was necessary to establish the extent of land that would be required. A meeting took place with the landowners, the Chairman of the Parish Council and Chairman of the Steering Group on 15 August 2017. The landowners were keen to ensure that the proposed development would be acceptable to those living close to the site and suggested some amendments to the draft scheme in order to protect the views of adjoining residents. The landowners also emphasised the need to keep the boundaries of the development site square to the remaining field in order to assist in ploughing and harvesting the field for its arable use. Subsequent amendments were made to the layout in order to address these matters. The proposals at the time of writing this Neighbourhood Plan showed a scheme for 13 new dwellings. The increase in the number of units was considered necessary in order to make the scheme financially viable.

4.49 In order to provide for the local housing needs of the parish the Neighbourhood Plan makes provision for maximum of 13 dwellings, of which at least 60% would be affordable on one new housing site at St Ann’s Chapel, subject to Policy BP1 as set out below.

**Policy BP1 – Housing Allocation**

Provision will be made for the development of a maximum of 13 dwellings on the site to the rear of Holywell Stores as shown on Figure 6 and on the Proposals Map 2. 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/cycle 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.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 13-16, 29, 59-62, 66, 69, 77 and 78.



• NEIGHBOURHOOD PLAN EVENT 17.06.17

**JLP Policies SPT1, SPT2, SPT3, TTV1, TTV2, TTV25, TTV 27, DEV8, DEV9 and DEV28.**

**AONB MP Policies Lan/P1, Lan/P6 and Lan/P7.**

4.50 Apart from St Ann’s Chapel there are no other villages in the parish which are regarded as being sustainable. Policies TTV1 and TTV30 of the Joint Local Plan state that new housing development required to meet locally identified needs should be located in sustainable villages and that within the AONB this should not be of such a scale that it will result in significant landscape impact or pose a threat to the special qualities of the AONB. The JLP no longer provides a recommendation in terms of the appropriate number of dwellings which should be provided in sustainable villages which are within the AONB. However, the SHDC Housing Needs Survey stated that for a mainly affordable housing development a scheme of at least 10 dwellings would be required to make the development viable.

4.51 With regard to the limited size of St Ann’s Chapel it is not considered that any further housing development outside of the village settlement boundary would be appropriate in this village. Bigbury Village and Bigbury on Sea are not regarded as sustainable villages and as such are not regarded as suitable for any significant growth. Proposals for any new housing within these villages should be restricted to the already developed parts of these villages and be kept within the village settlement boundaries as shown on Figures 6, 7 and 8, page 16. Settlement boundaries are no longer shown in the JLP but the Parish Council consider that the use of settlement boundaries is useful in ensuring that new development is mainly kept within the existing built





Figure 6: Settlement boundary for St. Ann's Chapel and site allocated for affordable housing

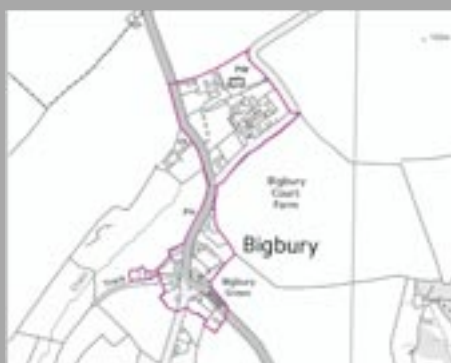


Figure 7: Settlement boundary for Bigbury Village

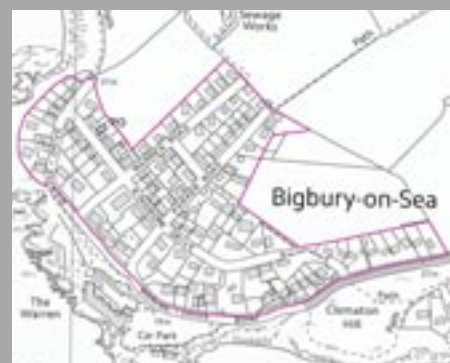


Figure 8: Settlement boundary for Bigbury on Sea

up area and does not result in an unacceptable sprawl of development into the open areas of the AONB. These village settlement boundaries were discussed and agreed by SHDC policy officers at an early stage in the neighbourhood plan process. However, any new development would also need to meet the other policies of the plan, including those relating to layout and design, and any new housing would need to ensure that the appearance and character of these villages were not harmed.

4.52 The whole of the parish, apart from Burgh Island, is within the AONB and all of the land to the south of the Ringmore Road C252 and Stakes Hill Road up to Bowls Green Cross, including Burgh Island, is within the Heritage Coast, subject to Policy DEV25 where development will not be permitted except under 'exceptional circumstances'. All of the land to the south of the C252, apart from land shown to be already developed is also designated as Undeveloped Coast. Maps showing these designations are included on page 17, (Figures 9-11) and on the Proposals Map.

4.53 Having regard to the above it is considered that there should be no other housing development within the parish other than extensions, where appropriate, replacement houses or small scale development (less than 5 dwellings) within existing villages.

**Policy BP2 – Other housing development**

**a) Replacement housing**

Replacement of existing dwellings, providing these are not shown in the Plan as statutory or local heritage assets, will generally be supported providing the proposed development accords with the Policy BP7 – General design principles for new development and other relevant Policies of the Plan.

**b) Extensions to existing dwellings**

Extensions to existing dwellings will be supported providing these are sympathetic to the design of the host dwelling and meet the relevant criteria set out in Policy BP7 – General design principles for new development and other relevant Policies of the Plan.

**c) Additional dwellings**

Any additional dwellings should be contained within the existing settlement boundaries of St Ann's Chapel, Bigbury Village or Bigbury on Sea and should meet the criteria set out in Policy BP7 – General design principles for new development and other relevant Policies of the Plan.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 13-16, 29, 59-62, 66, 69, 77 and 78.

**JLP Policies SPT1, SPT2, SPT3, TTV1, TTV2, TTV26, TTV29 and DEV 23.**

**AONB MP Policies Lan/P1, Lan/P6 and Lan/P7.**

4.54 There have been many applications for new housing development in Bigbury on Sea which have involved the subdivision of existing plots. This has in some cases been carried out in a sensitive manner without harm to the appearance and character of the village and without harm to the amenities of adjoining residents. In other cases this has resulted in a cramped form of development, without sufficient amount of car parking or garden space and often designed for the purposes of providing second homes or holiday lets (in some cases this has caused harm to residential amenity).

4.55 We set out in Policy BP3 below a set of criteria which we consider should be followed if a subdivision of a plot is proposed. These criteria are to be read in conjunction with the relevant criteria set out in Policy DEV20 of the Joint Local Plan.

**Policy BP3 – Subdivision of existing plots**

**The subdivision of existing plots will be permitted only where the following apply:**

- a) There is no loss to the character or environmental quality of the surroundings;
- b) The site is serviced by a suitable existing highway on one or more boundaries;
- c) The proposed plot sizes and dwelling sizes are in keeping with other building plots and dwelling sizes in the surrounding area;
- d) Proper respect is given to the amenity of adjoining properties including outlook;
- e) Provision is made for useable private garden space for both the existing and proposed dwellings;
- f) The existing front building line, where appropriate, is maintained;
- g) There is adequate space for off street parking together with areas of soft landscaping;
- h) Verges in front of properties are maintained and the front boundary treatment is consistent with that of neighbouring properties;
- i) New and replacement front boundary walls, hedges and/or fences are kept low, generally not exceeding one metre in height

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 13-16, 29, 70, 77 and 78.





Figure 9: South Devon Area of Outstanding Natural Beauty



Figure 10: South Devon Heritage Coast



Figure 11: The Undeveloped Coast

**JLP Policies SPT1, SPT2, SPT3, DEV1, DEV10 and DEV20.**

4.56 The Neighbourhood Plan Questionnaire included a question asking whether some or all new private housing to be built within the parish should be restricted for main residence use only. In response 81% of respondents thought that some or all of the private housing should be restricted to main residence only.

4.57 As part of the evidence base for the Neighbourhood Plan we have surveyed most of the properties in the parish. This survey showed at the time of completion in October 2018, that 43% of dwellings in the parish are used as second homes or holiday lets. The ratio of second homes/holiday lets to principal residences in Bigbury on Sea is now approximately two thirds (second homes/holiday lets) to one third (principal residences).

4.58 Whilst we consider it would be unreasonable to place a principal residence restriction on one to one replacement dwellings it is considered that any additional dwellings should be subject to a restriction. This will ensure that any new dwellings are of a type and design, which are more likely to meet the needs of those wishing to use the dwelling as their principal home, rather than for second homes or holiday lets. This should also help to ensure that the price of any new dwellings is kept at a reasonable level.

4.59 The policy will not affect the sale of existing dwellings and as such will not result in a significant change to the current situation but will help to ensure that any new additional dwellings will be of a type suitable for more permanent residence including reasonable sized gardens, sufficient car parking, energy efficiency and affordability.

**Policy BP4 – Principal residence**

**New open market housing, other than one for one replacement dwellings, will only be supported where there is a Section 106 Agreement in place to ensure its occupancy as a principal residence. A principal residence is defined as a dwelling where the resident(s) spend the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to being registered on the local electoral roll, at a local school or at the local healthcare centre.**

**Where proposals for the replacement of existing dwellings by more than the number of dwellings to be demolished is approved the additional dwellings will be subject to a Section 106 Agreement to ensure occupancy as a principal residence.**

**Proposals for open market housing (excluding one for one replacement dwellings) without a Section 106 Agreement to ensure occupancy as a principal residence will not be supported.**

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

**NPPF paras 7-11, 13-16, 29, 56, 61, 77 and 78..**

**JLP Policies SPT1, SPT2, TTV2, DEV8 and DEV9.**

4.60 The Parish of Bigbury has an exceptionally high percentage of residents over the age of 60. Many of these residents stated in their responses to the Housing Needs Survey that they may wish to move in the next 5-10 years to a property which would be better suited to their needs as they grow older. Many of these older residents who are expecting to move also stated that they would like to remain in the parish if suitable accommodation was available. Some expressed a desire to live in a bungalow. Others stated that they might need some form of assisted living or sheltered housing.

4.61 The now closed Korniloff Care Home at Bigbury on Sea provided the only specialised accommodation for the elderly in the parish. The premises were being marketed at the time of writing the draft Neighbourhood Plan. Members of the Steering Group and the Parish Council would like this site to be retained as a residential home or used for some other purpose which serves the needs of the elderly.

4.62 The following policies seek to address the specific housing needs of the elderly. The definition of previously developed site, which is referred to in many of the following policies is 'any land on which there is a permanent building but not land or building that is or was last used for agriculture'.

**Policy BP5 – Housing for the elderly**

**Proposals for sheltered housing or assisted living**



• THE KORNILOFF, BIGBURY ON SEA



accommodation will be encouraged providing these are on a previously developed site or sites within the village settlement boundaries. They would also need to meet the other Policies of the Plan, including those relating to layout and design, and any new development would need to ensure that the appearance and character of the villages or surrounding countryside was not harmed.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11,13-16, 29, 59-62, 66, 69, 77 and 78.

JLP Policies SPT1, SPT2, TTV2, DEV 8 and DEV9

**Policy BP6 – Residential care and nursing homes for the elderly**

**a) Loss of existing residential care and nursing homes for the elderly**

Loss of existing care homes or nursing homes will only be acceptable in exceptional circumstances where:

- i) New facilities of a similar type are provided in the local area to replace the facilities being lost; or
- ii) There is a proven absence of demand for the continuation of the use and the site has been marketed effectively for such use over a period of at least 12 months at an appropriate level.

In circumstances where the loss of an existing care home or nursing home is considered to be acceptable, the site should be used for some alternative provision for the elderly, such as the provision of dwellings, specifically designed for the elderly, and subject to an occupancy restriction to ensure that the dwellings are used for this purpose in perpetuity.

Any new development should also comply with Policy BP7 – General design principles for new development and other relevant policies of the Plan.

**b) Proposals for new care or nursing homes for the elderly**

Proposals for new care or nursing homes will be encouraged providing these are on previously developed sites or sites within the village settlement boundaries and would meet the other Policies of the Plan, including those relating to layout and design. Any new development would need to ensure that the appearance and character of

the villages or surrounding countryside was not harmed.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11,13-16, 29, 59-62, 66, 69, 77 and 78..

JLP Policies SPT1, SPT2, TTV2, DEV9, DEV14, DEV18 and DEV30.

4.63 The following policies provide more general guidance on the types of new housing development we consider would be appropriate in the parish and to address previous problems relating to some new developments in Bigbury on Sea which have resulted in buildings which are of excessive scale or where sites have been over developed leaving insufficient space for gardens, landscaping or car parking.

4.64 Responses to the Neighbourhood Plan Question in relation to whether there should be restrictions on the design and type of new development were as follows:

- 49% considered that new development should be ‘in keeping’ with existing buildings and sympathetic to the surrounding environment;
- 37% thought that neighbours’ views and privacy should be respected;
- 34% thought that height (ridge height) should be restricted, especially in coastal locations;
- 17% thought that planning regulations and AONB restrictions were not adequately applied;
- 13% of households were concerned at the size (footprint) and scale of new dwellings;
- 11% did not approve of single dwellings being replaced with 2 to 4 houses without adequate outside space or garden;
- 63% of households thought that developers should contribute to the provision of affordable housing and environmental improvements, with 45% stating that new or improved footpaths should be provided as part of new development.

4.65 As part of the evidence base for the Neighbourhood Plan working groups were set up to study the individual villages in the parish and from these to prepare a set of design guidelines to be used when considering new development within these villages. The results of these studies are enclosed in **Appendices 7-10**.

4.66 High quality design, high levels of sustainability and consideration to the residential amenity of the residents of existing properties will be expected for all new housing development. Communal and individual views are of paramount importance to this community. Almost every property has been purchased specifically, and often solely, because of its scenic outlook. Therefore focussed protection of these land and sea views are of unrivalled importance to the residents.

4.67 The need for a policy which, inter alia, seeks to protect existing views is particularly relevant to new development in Bigbury in Sea and Challaborough where development has been specifically designed to allow for excellent views of the beach and sea. In designing the layout of this planned development advantages were taken of the slope on which the existing dwellings sit. The development was designed in a grid form layout with careful attention being given to the location, height and spacing between properties to ensure that at each level the occupiers of all properties would have the advantage of good views of the beach, sea and coastline. The local community consider that the ethos behind this existing planned development should be protected and any new development should have full respect to this important concept.

4.68 There have been many examples of recent unsympathetic proposals for development in relation to new build housing or extensions to existing development at Bigbury on Sea and Challaborough. In some cases revisions have been made to the proposals following concerns raised by local residents and by the Parish Council and the resultant schemes have been considered acceptable. However, in many cases development has been allowed which has caused a loss of amenity to existing occupiers of properties by disrupting the design principles that lay behind the original concept of



development which includes:

- Careful attention to levels to ensure the protection of general amenity and views;
- Adequate spacing of dwellings and space about development;
- Provision of green verges along street frontages to create attractive setting to dwellings and to avoid on-street parking.
- Maintenance of building lines or to the existing staggering of properties to enable views; and
- Need for careful attention in the location of development being given to the sight lines enjoyed by others.

4.69 The general design principles for new housing development are set out in the policy below but, in addition to this, reference should be made to the specific design policies which are set out in the village studies (Appendices 7-10). This policy is not intended to prevent new development, the replacement of outdated buildings or the extension of existing dwellings. The criteria have been designed to ensure that new development recognises and embraces the original design ethos that has served the community well over many years.

**Policy BP7 – General design principles for new development**

When considering new development, in locations which are considered to be acceptable in principle and which meet the other relevant policies of this plan, the following criteria should be taken fully into account:

- Proposals should be locally distinctive, reflecting the appearance and character of the area in which the development is to be located. In this respect regard should be had to the design guidance set out in the village studies set out in Appendices 7-10. Innovative contemporary design solutions **will** be acceptable providing these do not have a harmful effect on the overall appearance and character of the area and do not by reason of an excessive amount of glazing result in unreasonable levels of light pollution;
- The height, scale and density of development should reflect the existing grain, height, density and pattern of development in the surrounding area. The materials used for the external elevations should preferably be natural materials and be consistent with those used for other buildings in the locality, providing these do not detract from the appearance and character of the surroundings;
- The front building line should be maintained where appropriate;
- Verges in front of properties should be maintained;
- Front boundary walls, hedges, and/or fences should be kept low, generally not exceeding one metre in height;
- Proposals should protect residential amenity and should not have an unacceptable impact on the living conditions of occupiers of neighbouring properties by reason of loss of outlook, loss of important views, including views of the sea, estuary, river valleys and moorland, loss of privacy or overlooking, overbearing and dominant impact, noise or other disturbance;
- Proposals should be designed to limit the impact of light pollution from artificial light resulting in harm to local amenity or areas of intrinsically dark landscape;
- There should be a safe means of access to the site, which does not result in the unacceptable loss of natural features, or the need to provide excessive widening of local roads. Adequate off street car parking in accordance with Policy BP28 should also be provided on part of the site which would not cause nuisance to the occupiers of

neighbouring properties;

ix) Proposals should ensure that the infrastructure needs of the development can be provided and put in place prior to the commencement of the development where appropriate or provided prior to the occupation of the development;

x) Proposals should retain important natural features including the retention of existing trees, hedgerows and grass verges and should include proposals to enhance the landscaping of the site and improve its biodiversity;

xi) Proposals should seek to ensure protection of statutory and non-statutory heritage assets both above and below ground;

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 13-16, 124-131, 149-151, 170, 172, 174, 175, 184, 185 and 192-198

JLP Policies SPT1, SPT2, DEV1, DEV2, DEV8, DEV10, DEV20 and DEV30.



EXAMPLES OF GOOD DESIGN:  
 • TOP - ST ANN'S CHAPEL FROM C252  
 • BOTTOM - MODERN BUNGALOW, BIGBURY ON SEA



**EMPLOYMENT**

**OBJECTIVE**

**To retain existing employment uses and to provide new facilities for local employment, providing this does not cause harm to the AONB and is in a sustainable location.**

4.70 There are some opportunities for employment in the parish. These mainly relate to agriculture, tourism, building construction, maintenance and other building services, home services such as cleaning or gardening and various social or care services. The public house and local store at St Ann’s Chapel, the beauty salon and hairdressers at Bigbury Village, and the leisure, restaurant, shop and café facilities at Challaborough and Bigbury on Sea also provide employment although some of these facilities close in the winter. There are also employment opportunities at The Oyster Shack at Milburn Orchard, close to the Avon estuary, at The Discovery Surf School and at the Bigbury Golf Club. The hotel and public house on Burgh Island are mainly staffed by people who come from outside of the parish but there are employment opportunities for local people.

4.71 In order to encourage a more balanced demographic structure with a higher working population living in the parish it would be helpful to be able to offer more employment opportunities. As part of the Neighbourhood Plan the community would welcome additional employment opportunities providing these can be located within the existing built up areas or on previously developed sites.

4.72 There is a site in Bigbury Village which was until recently used for car repairs and maintenance. If this site were to be developed it should include facilities which offer employment opportunities as it has done in the past. It would also be beneficial if the beauty and hair salon could be retained on this site.

4.73 Any new industry or business uses proposed in the parish should not be ones which might attract a large number of commercial or heavy goods vehicles having regard to the width of the local roads. In addition they should not cause unacceptable levels of noise nuisance or other types of disturbance if located close to residential properties.

**Policy BP8 – Existing and proposed employment**

**a) Loss of existing employment facilities**

Loss of existing employment facilities within buildings falling within Use Classes B1, B2 or B8 of the Town and Country Planning Use Classes Order 1987 will only be acceptable in exceptional circumstances where:

- i) Alternative employment facilities of a similar nature have been provided elsewhere in the Parish to replace the facilities being lost; and/or
- ii) There is no demand for the continuation of an employment use on the site and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level in which case alternative uses for sheltered housing, leisure, tourism or retail uses will be considered acceptable alternative uses.

**b) New employment facilities**

New or converted business and industrial development will be supported providing the size and scale of any new buildings proposed for the use are sensitive to their surroundings, particularly if in close proximity to residential properties. Any new development should also be located on previously developed land or within the settlement boundaries of St Ann’s Chapel, Bigbury Village or Bigbury on Sea and should not cause harm to the AONB. In addition, the proposed use should not give rise to use of a large number of heavy goods vehicles, undue noise, disturbance or other type of nuisance.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

- NPPF paras 7-11 and 83-84.
- JLP Policies SPT1, SPT4, TTV2, DEV14, DEV15 and DEV 19.
- AONB MP Policy Econ/P3.



- HOLYWELL STORES STAFF
- LANDSCAPE GARDENERS



- BUILDERS AND CONTRACTORS



## AGRICULTURE

### OBJECTIVE

To support the agricultural economy of the parish and to encourage environment friendly farming methods which support biodiversity and which retain existing field boundaries and hedgerows.

4.74 The beauty and attractiveness of this rural parish are dependent on having a successful and viable farming sector. There are several active farms in the parish with all of these providing a mixture of mainly pasture for livestock (sheep and cattle) but including some arable farming (corn, barley, hay, potatoes, carrots, cauliflowers and cabbages). Agriculture also provides some local employment although with the use of more mechanised farming techniques there is less opportunity for unskilled temporary labour.

4.75 More emphasis is now being put on organic farming techniques with less use of pesticides and other harmful chemicals. Farmers in the parish are very aware of the need for good animal husbandry, and keeping the land in GAEC (Good Agricultural and Environmental Condition). Ref: EU Common Agricultural Policy/rural Development for England 2007-2012. This includes measures to increase the number of hedgerows and to ensure that field boundaries, trees and hedgerows are properly maintained. These measures have assisted in improving the biodiversity of the land and encouraging new wildlife.

4.76 The northern part of the Parish has an important historic landscape which includes areas of Barton fields: relatively large regular enclosures that were originally laid out in the 15th to 18th centuries and also post medieval enclosures, some of which are probably based on medieval fields. These field patterns are of particular value to the natural and historic environment and should be retained. An aerial photograph of the Barton Fields is shown left top right of the group of photographs opposite and the boundary of Barton Fields is shown on the map adjacent to this.

4.77 The Countryside and Rights of Way Act 2000 is intended to give greater freedom for people to explore open countryside. It also includes a power to extend the right to coastal land by order and allows landowners to voluntarily dedicate any land to public access in perpetuity. There is now an extensive network of footpaths and bridleways in the southern part of the Parish but very few footpaths in the northern part. Farmers keep the footpaths well maintained and repair gates, fences and stiles when required. Local parishioners act as the footpath and tree wardens to ensure that all footpaths and trees are properly maintained.

4.78 The community will through their Neighbourhood Plan and other means continue to support the needs of the farming community and support proposals for ensuring the future viability of this sector. Having regard to the need to protect the AONB and the Heritage Coast the community will however seek to ensure that any new buildings, such as new barns, be located close to existing farmsteads and seek to avoid these being sited in prominent locations such as on the skyline, on headlands, or in places which would have a harmful impact on long distance views.

4.79 Farm diversification projects will be supported where appropriate and providing these do not cause significant harm to the open countryside or result in nuisance such as excessive noise, light, pollution or disturbance, or a significant increase in traffic or use of heavy goods vehicles.

### Policy BP9 – Agricultural development

Proposals for agricultural development requiring planning permission (ie outside permitted development rights) or farm diversification projects will be supported provided that:

i) It is well related to an existing farmstead or agricultural complex or very special reasons are provided to demonstrate why these need to be located elsewhere.

- ii) No harm should be caused to the landscape and scenic beauty of the AONB;
- iii) It will not give rise to a significant increase in any type of traffic;
- iv) It will make a continuing contribution to the economic viability of an existing farm unit;
- v) Any associated infrastructure respects the character and appearance of the area.

### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

- NPPF paras 7-11, 83, 84 and 170-174.
- JLP Policies SPT1, TTV2 and TTV26 and DEV15.
- AONB MP Policies Lan/P1, LanMan/P1-P7 and Econ/P3.

### Policy BP10 – Conversion of Farm and Rural Buildings for Residential Purposes

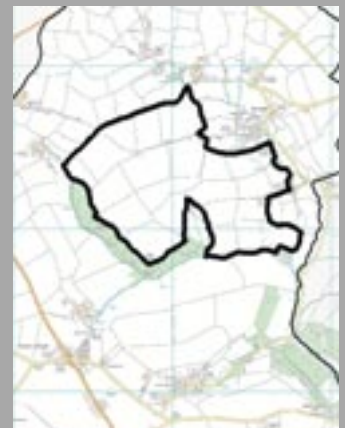
Proposals for the conversion of farm or rural buildings for residential use will be supported in cases where it can be demonstrated that the premises are no longer required for agricultural or any other economic use, that the building is structurally sound and is capable of conversion without significant rebuilding or extensions and that any conversion respects the original character of the building. Any new dwelling or dwellings created by the conversion will be subject to the principal residence policy as set out in Policy BP4.

### RELEVANT HIGHER LEVEL POLICIES

- NPPF paras 7-11 and 77-79.
- JLP Policies SPT1, TTV2, TTV26, DEV21 and DEV23.
- AONB MP Policies Lan/P1, Hist/P1, Hist/P2 and Plan/F6.



• BARTON FIELDS



• BARTON FIELDS BOUNDARY



• FOLLY FARM BARNs



• SHEEP WITH ONE DAY OLD LAMBS



## TOURISM

### OBJECTIVE

To retain existing and provide new tourist facilities, if appropriate, ensuring that any new facilities are provided in a manner which preserves the beauty and unspoilt nature of the countryside, the coastline and the beaches.

#### Background

4.79 Tourism is a very important part of the local economy and does provide some local employment. Bigbury on Sea has been a popular tourist destination since the early 1920s, resulting in the provision of hotels, hostels and bed and breakfast establishments. Some of these hotels, as well as the Youth Hostel, have been lost and there is now a shortage of catered facilities. Encouragement will be given to the provision of new catered facilities providing any new buildings do not cause harm to the openness of the AONB, Heritage Coast or Undeveloped Coast.

4.80 Burgh Island is not within the AONB but is part of the Heritage Coast and Undeveloped Coast. It is important that the existing openness of the island is maintained and any new development be restricted to that which is essential and related directly to ensuring the future viability of the Burgh Island Hotel or The Pilchard Inn. Any new development should also be located within the curtilage of existing development and not on land which is currently open.

4.81 Proposals which support the tourism industry will generally be supported providing these do not result in a harmful impact on the AONB, Heritage Coast and Undeveloped Coast.

#### Policy BP11 – Tourism related development

Proposals which will support the existing tourism facilities such as new or extended beach shops, cafés, restaurants, leisure facilities, or enhanced facilities for the RNLI or Coastguards will be supported. These facilities should not however result in undue noise or disturbance or result in a significant increase in traffic, and they should not be located in locations outside of the existing village settlement boundaries, except upon the hard surfaced areas between the beach and Marine Drive at Bigbury on Sea. Development on Burgh Island will be supported where it is related to the preservation, renovation or enhancement of the existing hotel, inn or other buildings and assists in the preservation and enhancement of the function of the island as a tourist attraction and important area of open green space.

#### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-111, 83, 84, 165-168, 170-173.

JLP Policies SPT1, TTV2 and DEV15.

AONB MP Policy Acc/P1.

#### Policy BP12 – Catered holiday accommodation

##### a) Loss of existing catered holiday accommodation

Existing hotels, hostels, and bed and breakfast establishments, where planning permission is required for a change of use, should be retained unless:

- i) The facilities are replaced with other catered holiday accommodation within the parish.
- ii) There is no demand for the continuation of the use and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level.

##### b) New catered holiday accommodation

New proposals for hotels, hostels, bed and breakfast establishments and extensions will be supported on existing developed sites or within existing village settlement boundaries, subject to compliance with Policy BP7 – General design principles for new development and other relevant Policies of the Plan.



• SURFERS

• BIGBURY BEACH



• CHALLABOROUGH

• DISCOVERY SURF SCHOOL, BIGBURY ON SEA



• STATIC CARAVANS, CHALLABOROUGH

#### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 83, 84 and 170-173.

JLP Policies SPT1 and TTV2.

#### Policy BP13 – Camping and caravan sites

Any proposals for new, or the extension or intensification of existing, camping and caravan sites, will not be supported unless it can be demonstrated that the proposal will not cause any harm to the character or appearance of the countryside and will be well screened by landform, trees or hedgerows.

#### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11 and 170-173.

JLP Policies SPT1 and DEV15.





## COMMUNITY FACILITIES

### OBJECTIVE

To maintain the vitality and viability of existing villages within the parish by retaining existing and encouraging new community facilities.

4.82 The Neighbourhood Plan Questionnaire included a question on the use of existing community and recreational facilities and whether it was considered that they should be protected. Parishioners were also asked if there were any additional community or recreational facilities which they would like to see provided. The results of the questionnaire were as follows:

	Used	Needs protection
St Lawrence Church	65%	58%
Memorial Hall	79%	57%
St Ann's Chapel Playground	42%	54%
St Ann's Chapel Sports Field	32%	53%
Bigbury Golf Club	60%	45%
Korniloff Residential Home	20%	37%
Stores/Shops	97%	62%
Post Office	95%	66%
Farm Shop	67%	30%
Pubs	92%	55%
Cafes	87%	51%
Restaurants	71%	40%
Hotels	30%	34%

4.83 It will be seen that all of the existing community facilities are well used particularly the Memorial Hall, St Lawrence Church, the Bigbury Golf Club, and all of the stores, shops, public houses, cafes and restaurants. There is also strong support for all of these facilities to remain.

4.84 The respondents also commented on the need for more community or recreation facilities in the parish. At the top of the list (65%) were more cafes with particular emphasis on the need for indoor facilities. Other significant support was given for tennis courts, a playground for Bigbury Village and an Outdoor Trim Trail. The respondents also expressed interest in having a community run shop, café or pub at Bigbury or Bigbury on Sea.

4.85 We set out below a policy seeking to retain and encourage new community and recreational facilities.

### Policy BP14 – Community facilities

#### a) Loss of existing community facilities

Existing retail, leisure and other types of community facilities should be retained unless the facilities are replaced with community facilities of similar or better quality or value to the local community;

#### b) New community facilities

New community facilities will be supported providing that they would not cause harm to the amenities of nearby properties, there are adequate off street car parking facilities available and subject to compliance with Policy BP7 – General design principles for new development and other relevant Policies of the Plan.

### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 83, 84, 91,92, 96 and 97.LDF Objective SO17 and Policy DP9

JLP Policies SPT1, SPT2, TTV2, DEV15, DEV18 and DEV30.

AONB MP Policy Econ/P5.



• BAY VIEW CAFE



• PLAY EQUIPMENT



• FARM SHOP



• UNWIND



• HOLYWELL STORES



• MEMORIAL HALL



• ST LAWRENCE CHURCH



• PICKWICK INN



## HEALTH AND WELLBEING

### OBJECTIVE

To promote a healthy and socially inclusive community by maintaining and enhancing our public and private open and green spaces and our recreation, leisure and sporting facilities.

To retain the existing network of local roads and footpaths and encourage the provision of new footpaths, bridleways and cycle ways to provide better access to the countryside and increased safety for pedestrians, cyclists, vulnerable road users and horse riders.

4.86 Almost the whole of Bigbury Parish is within an Area of Outstanding Natural Beauty with the southern part of the parish also being within the Heritage Coast. The natural beauty and openness of the landscape is much valued by the local community and it is important that the openness and natural beauty of the landscape is maintained.

4.87 As well as land used for agriculture, recreation and sporting facilities it is also important that local areas of green space, which are of particular importance to the community, are protected.

4.88 The Main Modifications (MMs) of the Joint Local Plan have introduced a new policy relating to Green Open Space. The MMs state that whilst the JLP does not designate any Local Green Spaces, they may be designated in neighbourhood plans and other future development plans. They allow communities to identify and protect from inappropriate development green areas of particular importance to them. In accordance with national planning policy, the management of development within any designated Local Green Space will be consistent with policy for Green Belts. The new policy states: 'Local Green Spaces, 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.'

4.89 In accordance with advice set out in paragraph 100 of the National Planning Policy Framework, July 2018 (NPPF) Local Green Spaces should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to the local community and holds a particular local significance by reason of their beauty, historical significance, recreational value, tranquillity or richness of their wildlife; and
- local in character and is not an extensive tract of land.

4.90 Having regard to the above criteria we consider that the green spaces listed below should be designated as 'Local Green Spaces'. An assessment of each of these Local Green Spaces is provided in Appendix 14 and these are also shown on the Proposals Map and in the appropriate Village Studies in **Appendices 7, 8 and 9**.

#### List of designated 'Local Green Spaces'

- Private open land which includes public footpaths at Burgh Island, outside of the existing built up part of the hotel complex;
- The Warren and Warren Point, Bigbury on Sea and land south west of coastal footpath, Challaborough;
- Clematon Hill;
- Cockleridge Ham;
- 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;
- Public playing fields and recreation ground, adjacent to Memorial Hall, St Ann's Chapel;

#### Policy BP15 – Local Green Spaces

The following open spaces, as shown on the Proposal Map 2 are designated as Local Green Space

- Burgh Island
- The Warren and Warren Point and land south west

- of coastal footpath, Challaborough
- Clematon Hill
- Cockleridge Ham
- Bigbury Village Green
- Open Space around Bigbury Court Dovecote
- Open Space north of Bigbury Court Barns
- Playing fields and recreation ground, adjacent to Memorial Hall, St Ann's Chapel

There will be a presumption against all development except in exceptional circumstances.

#### RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11 and 99-101.

Emerging JLP Policies SPT1, SPT2, DEV1 and DEV27

4.91 In addition to the need to protect the Local Green Spaces, subject to Policy BP15 as set out above, there is considerable support for and use by the community for the recreation facilities provided at St Ann's Chapel and it is important that these should remain and be improved where necessary. Parishioners have also suggested having additional facilities at Bigbury Village but the scope for provision of this is limited. It is however considered that any new development in the parish of 8 dwellings or more should include an area of public open space and the proposed community-led housing scheme at St Ann's Chapel will include an area of public open space for use by the residents of the scheme as well as other parishioners.

4.92 The Bigbury Golf Club provides a multi award winning recreational facility whilst operating in a financially challenging external environment. The club is one of the larger providers of local employment and is a genuine tourist attraction for the parish and the wider area. Importantly, the club is well supported by the local community with many people in the parish being playing or social members. This facility should therefore remain. Support will be given to any necessary improvements, extensions and/or such other development which would ensure the long term viability of the club. Additional recreational facilities on site will also be supported subject to none of these developments resulting in works which might either intrude upon or be harmful to the Area of Outstanding Natural Beauty or the Heritage Coast. The golf clubhouse is sited in a prominent location on the brow of a hill and can be seen on the horizon from many important views and vistas. Any new development which would be prominent on the skyline should therefore be avoided.

4.93 Discovery Surf School is a watersports centre, which provides opportunities for the local community to have surf and paddle board lessons. They encourage people to use their facilities as part of their enjoyment of the area and for their health and fitness. They also work with the South Devon AONB to provide discounted lessons for local residents (PL, TQ and EX postcodes) and hire out surfboards, wetsuits, bodyboards, paddle boards and kayaks from Bigbury on-Sea and at Challaborough.

4.94 The swimming pools and fitness facilities provided at Parkdean and the Burgh Island Leisure Club (private members club) are important for the general health and wellbeing of the community. Unfortunately, these facilities are not open to the general public with the nearest public swimming pool facilities being in Kingsbridge, some nine miles away. Water sports facilities on the beach at Challaborough and lower car park at Bigbury on Sea are also well used by the local community as well as being important for the visitors to the area. These recreational facilities also provide much needed local employment. Support will be given for maintaining and enhancing all of these recreational facilities.

#### Policy BP16 – Open spaces and recreation

Public and private open spaces, used for recreation, leisure or sport should remain open and in use for those purposes including Bigbury Golf Club. A new area of public open space will be provided as part of any new housing development of 8 or more units. There will also be support for existing and any new or improved



recreational facilities including the swimming pools, fitness centres and beach based water sports activities at Bigbury on Sea and Challaborough.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 83, 84, 91, 92, 96 and 97.

JLP Policies SPT1, SPT2, DEV1, DEV3, DEV4, DEV10, DEV27 and DEV30.

AONB MP Policies Acc/P1 and P3.

4.95 The parish being almost wholly within the AONB and partly within the South Devon Heritage Coast also provides wonderful opportunities for walking as a recreational activity.

4.96 The parish includes part of the South West Coastal Path from Challaborough to Bigbury on Sea. At low tide it is possible to walk along the beach to Cockleridge where there is a ferry point crossing to Bantham. When the tide is in it is necessary to take Footpath 18 up Clematon Hill, cross the car park, cross the road and up the fields to Mount Folly Farm and then take Footpath 7 to the beach at Cockleridge in order to catch a ferry across to Bantham. The ferry only runs from May to September during the hours of 10 – 11am and 3 – 4pm. When this is not available the only way of crossing the Avon Estuary is via the Stakes Hill Road, a diversion of approximately 9 miles. This is made even more difficult due to the complex nature of the footpath network on the west side of the Avon Estuary between Bigbury on Sea and Doctors Wood. To reach the Stakes Hill Road when the tide is out it is possible to walk along the beach to Cockleridge, up Footpath 6 to the golf club and then along the B3392 to reach the permissive Footpath 3 which leads to the tidal road. To avoid going along the B3392 there is an even longer route which leads through the Golf Club, down to the estuary, and then up Lincombe Lane. The footpath is marked with blue signs with bird on estuary way.

4.97 There is no continuous footpath system along or close to the Avon Estuary from Bigbury on Sea to Doctor’s Wood. The footpath system along the west side of the Avon Estuary could be greatly improved and initial discussions with the owner of the Bantham Estate with regard to this possibility have taken place. Apart from this there is a relatively good network of public footpaths in the southern part of the

parish with many footpaths across fields linking Bigbury on Sea and Challaborough with Bigbury Village, St Ann’s Chapel, Easton and Ringmore, which is in the adjoining parish to the west of Bigbury.

4.98 These footpaths can however be quite muddy and are certainly not suitable for cyclists, for people with pushchairs or those with mobility difficulties. These problems are compounded by the fact that the local roads connecting the villages are narrow and winding, and apart from a short stretch at Bigbury on Sea and even shorter stretch in Bigbury Village, do not have pavements. The local roads cannot therefore be regarded as providing safe routes for cycling or walking, particularly at night.

4.99 There were a number of responses as part of the Neighbourhood Plan Questionnaire for consideration to be given to providing safe routes for pedestrians and cyclists to avoid using the local roads and opportunities to provide these will be sought wherever possible.

4.100 The northern part of the parish is not well served in terms of off road walking facilities and opportunities to provide some off road public rights of way would be beneficial particularly for the residents living in the northern part of the parish. A plan (Figure 12) showing the existing public rights of way is shown on page 26.

**Policy BP17 – Footpaths and cycle tracks**

Existing footpaths within the parish will be protected and enhanced where possible and opportunities will be sought and supported to provide new footpaths (whether public rights of way or permissive paths), bridleways and cycle tracks to link villages and to provide more access to the Avon Estuary and the countryside.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11 and 96-98

JLP Policies SPT1, SPT2, SPT4, SPT10, SPT12, TTV26, DEV3 and DEV10.

South Devon AONB MP Policies BioGeo/P5, Acc/P4 – P8 and Trans/P4.



• RECREATION GROUND



• TOP - PILATES CLASS  
• BOTTOM - AQUAFIT CLASS



• BIGBURY GOLF CLUB



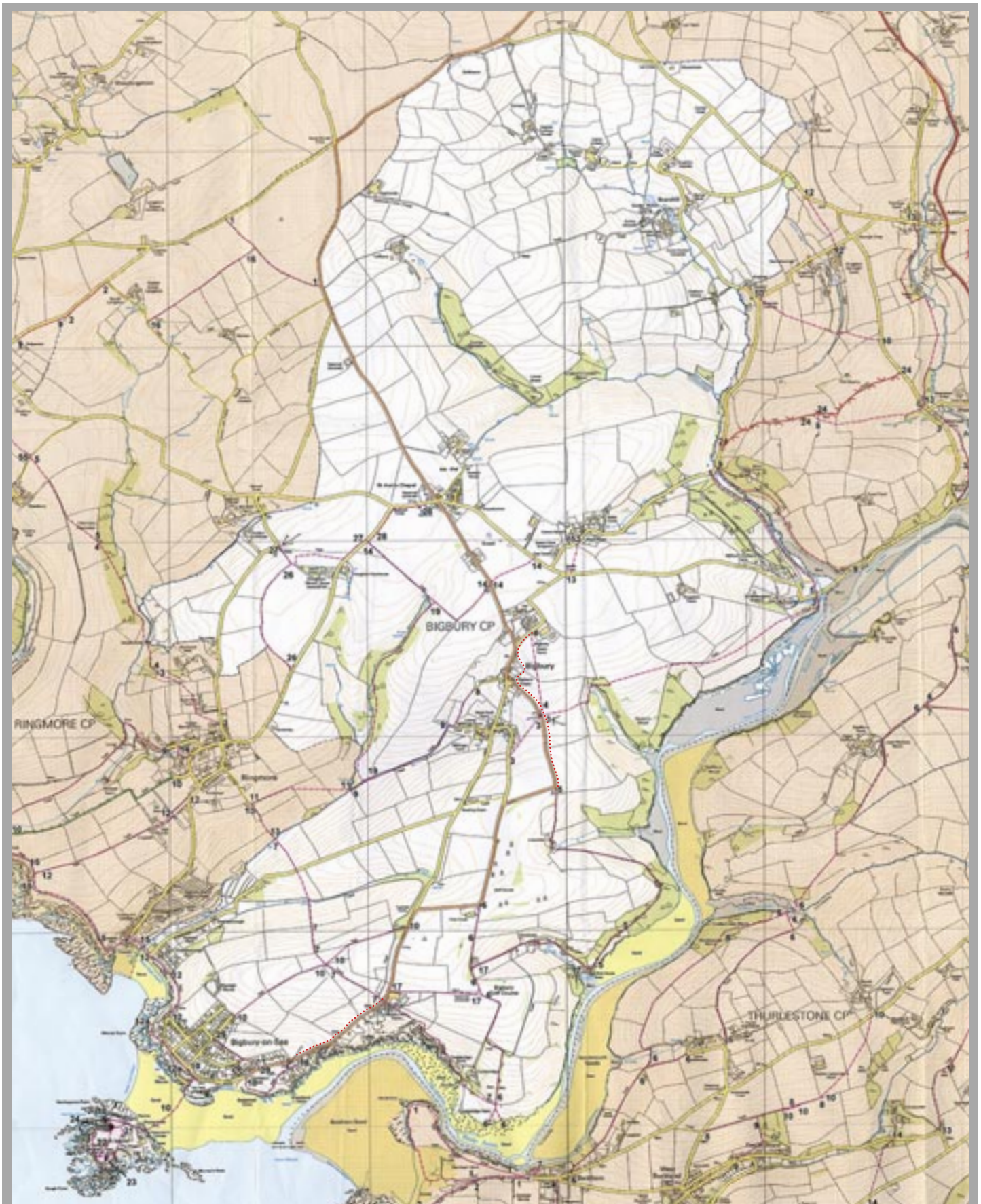


Figure 12: Plan showing public rights of way



## NATURAL ENVIRONMENT

### OBJECTIVES

To conserve and enhance the outstanding natural beauty of the countryside, coastline, beaches and the Avon estuary.

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 conserve and enhance the biodiversity value of the area and to protect and enhance the Green Infrastructure of the Parish.

### Background

4.100 The whole of Bigbury Parish, apart from Burgh Island, is within the South Devon Area of Outstanding Natural Beauty (AONB). AONBs are protected landscapes which receive the highest degree of protection due to their national significance. Local authorities have a statutory duty under the Countryside and Rights of Way Act 2000 to conserve and enhance the natural beauty of the AONBs and protect them against development that would damage their special qualities. Natural beauty includes flora, fauna, geological and physiographic features. Natural England is the principal statutory consultee on planning applications affecting AONBs, although for the South Devon AONB the South Devon AONB Unit is also an important non-statutory consultee.

4.101 The South Devon AONB Management Plan and South Devon Estuaries Management Plan also serve as the Management Plan for the South Devon Heritage Coasts, which are the finest stretches of undeveloped coastline in England and Wales. The boundary of the Heritage Coast stretches approximately 3km inland and 2km out to sea. Most of the southern part of Bigbury Parish, including Burgh Island, is within the Heritage Coast. The northern boundary of the Heritage Coast is along the C252 (Road from St Ann’s Chapel to Ringmore), and the Stakes Hill Road as shown on **Figure 10**, page 17.

4.102 Most of the land designated as Heritage Coast also falls within the Undeveloped Coast, previously known as the Coastal Preservation Area, where development is restricted. The designation does not include the major parts of the existing built up areas within the Bigbury Village and Bigbury on Sea. **Figure 11**, page 17, shows the extent of the Undeveloped Coast.

### Shoreline Management Plan

4.103 The Durlston Head to Rame Head Shoreline Management Plan includes individual studies of sections of the coastline and sets out preferred plan recommendations. Bigbury Parish is covered by two studies; the Avon Estuary and Warren Point (Bigbury on Sea) to Challaborough (West).

### Avon Estuary

4.104 The long term plan for the Avon Estuary, which already has ‘good’ ecological status, is to allow it to evolve naturally, as far as possible, whilst continuing to minimise flood risk to key assets. Achievement of this will need to be through a range of measures which include No Active Intervention in some areas, mainly along its outer reaches and Managed Realignment in others, mainly in the upper parts of the estuary around the developed areas of Aveton Gifford. Measures to avoid tidal and fluvial within the estuary and along the coast will be necessary when considering new development.

4.105 On the western side of the mouth of the estuary there will be a small risk of erosion that could impact upon cliff top properties and infrastructure if cliff failures occur in these areas.

4.106 Defences currently protect a short length of highway providing the only access to Bigbury on Sea, a car park and tourism facilities from erosion. There is also a short length of defences on Burgh Island that protects the hotel. The erosion risk is slight and therefore future defence of these areas would be unlikely to attract public funding.



• VIEW FROM TIDAL ROAD LOOKING NORTH



• VIEWS TOWARDS ESTUARY FROM OPPOSITE THE OYSTER SHACK



• AVON ESTUARY



• VIEW FROM BURGH ISLAND



### Warren Point (Bigbury on Sea) to Challaborough (West)

4.107 This section encompasses the small pocket embayment at Challaborough, at the back of which is a short length of seawall and rock armour defence that protects low lying land, a range of tourism facilities, private properties and infrastructure from the risk of flooding.

4.108 The long term plan is to allow undefended areas to continue to evolve naturally whilst continuing to allow intervention as necessary to ensure visitor access is maintained and to minimise flood risk. However, continued intervention in those areas will not satisfy national criteria for economic justification and therefore be unlikely to attract public funding.

4.109 Consideration could be given to the relocation of a number of assets including the seaward positioned caravans within the holiday park. This would allow the beach to roll back landwards as sea levels rise. This would allow a small beach to remain here in the future. If continued defence occurs along the existing line then it is likely that no beach will exist in the long term due to coastal squeeze.

4.110 In the short to medium term (next 15 years) a **No Active Intervention** will result in negligible erosion to rock cliffs. Maintenance of existing defences at Challaborough Beach could continue if funds are available. However this will become increasingly unsustainable as sea levels rise.

4.111 In the longer term consideration should be given to moving the line of defence landwards rather than upgrading defences in their current position. This would allow the beach to migrate landwards and allow a more natural functioning beach to be retained in Challaborough. This will also benefit the amenity value of the area and support the viability of the holiday park.

4.112 The Neighbourhood Plan is a 20 year plan for the area which will be reviewed every 5 years. It is not at this stage proposed to take any significant changes to the current coastal and cliff defences other than to maintain current defences where possible. However these matters will be considered at each review of the plan to see whether any positive intervention or changes to the line of the defences at Challaborough would be beneficial.

### Trees and woodlands

4.113 In the Neighbourhood Plan Questionnaire the community was asked what they considered important with regard to the environment and countryside. Over 80% of respondents considered that the following were important: attractive scenery, wildlife and nature conservation, opportunities for walking, running and cycling and the importance of the beaches and estuary.

4.114 Households were asked if the local environment was being adequately protected or whether it needed further protection. 61% considered that there was adequate protection although some suggested having dedicated wildlife protection along the Tidal Road and at Cockleridge. It was also considered that the policies relating to the AONB were not being properly enforced with regard to new development.

4.115 The need for more tree protection within the parish was also strongly supported with 76% also saying that trees should be planted if removed due to development or disease, such as Ash Dieback.

4.116 Tree Preservation Orders affect five properties in the parish as follows:

- TPO 579 St Milburga's Oratory - Several Oak (*Quercus*), Cherry (*Prunus*), Ash (*Fraxinus Excelsior*) and mixed broadleaf are subject to TPOs on this site.
- TPO 450 Bigbury Court – Hedge and 2 trees Lime (*Tilia*) on the access road.
- TPO 277 Folly Hill, Bigbury On Sea - Monterey Cypress (*Cupressis Macrocarpa*).
- TPO 690 Chippings, Lower Bigbury. Sycamore (*Acer Pseudoplatanus*).
- TPO 402 Clanna Cottage, Ringmore Drive – 2 Sycamore (*Acer Pseudoplatnus*) and Turkey Oak (*Quercus Cerris*).
- TPO 967 Craigevar, Marine Drive, Bigbury on Sea - English Oak (*Quercus Robur*) x2.



• SEA DEFENCES SEDGEWELL BEACH



• TREES ON NEWQUAY LANE



• TREES ON OPEN AREA WEST OF BIGBURY VILLAGE



• WOODLAND ON AVON ESTUARY





Figures 12A, 12B AND 12C: Plans showing areas and trees covered by the Tree Preservation Orders

**TREE PRESERVATION KEY:** ● Existing Tree Preservation Order ● Proposed Tree Conservation

Figures 13: Plan showing area of ancient woodland



4.117 A Tree Survey of the whole parish has been carried out by our tree warden (**Appendix 12**). The trees and woodland area already covered by Tree Preservation Orders are shown in **Figures 12A – 12C** above, in addition the two Conifers at the entrance to Burgh Island are also now subject to TPOs. **Figure 13** shows an Area of Ancient Woodland along the Avon Estuary. This is also shown on the Proposals Map.

4.118 Our tree warden has also recommended having protection orders placed on the following trees and woodlands:

- One oak to the rear of Sandilands, Ringmore Drive, Bigbury on Sea
- One cypress (*Cypressus Macrocarpus*) at Cleveland, Warren Road, Bigbury on Sea
- Four conifers on land at Turtlefields, Lower Bigbury.
- One sycamore on the field to the south of Butterwell Barn, Bigbury Village.
- One chestnut at Bigbury Court, Bigbury Village
- One chestnut in St Lawrence Churchyard, Bigbury Village
- Woodland on Avon Estuary to south of Villa Crusoe
- Woodlands along New Quay Lane
- Woodland on Avon Estuary to east of Lincombe
- Milburn orchard and woodland to west of stream leading up to Dukes Mill
- Challon's Combe Wood and Coombe Plantation

4.119 The location of these trees are shown on the above plans and are also attached to the Tree and Woodland Report, **Appendix 11**.

**Figures 12A, 12B, 12C and 12D** (above) shows areas and trees covered by Tree Preservation Orders.

**Figure 13** shows areas of ancient woodland.

4.120 Policy BP20 relates to the protection and enhancement of the important trees and woodlands in the parish.



## Wildlife and Biodiversity

4.121 The Parish has no statutory wildlife sites such as Sites of Special Scientific Interest, Special Areas of Conservation or listed RAMSAR, either listed or proposed. There are however a number of non-statutory County Wildlife Sites along the Avon Estuary and Unconfirmed Wildlife Sites. These are identified on **Figure 14** and on the Proposals Map. It is necessary to retain existing hedges and trees in order to protect wildlife and provide roosting and feeding opportunities for birds, bats and dormice, of particular importance for this part of South West Devon is the need to protect the Greater Horseshore Bats and Cirl Buntings.

4.122 Policy BP 26 below relates to the protection of wildlife sites and measures to improve biodiversity. As the parish falls within the Zone of Influence of Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA, Policy SPT13 of the Joint Local Plan requires any residential development or tourist accommodation to make an appropriate financial contribution to off-site mitigation and management.

## Views and Vistas

4.123 The topography of the parish and its location within an AONB and Heritage Coast results in there being a number of stunning views and vistas from many public vantage points. These include the iconic views of Burgh Island and the Art Deco hotel, views of the tombolo, which is the sand spit connecting Burgh Island to the mainland and which is covered by the sea twice a day at high tide, views of the Avon Estuary, and views of important listed buildings, such as St Lawrence Church or The Pickwick Inn. The panoramic views shown in **Figure 15**, page 31, should be protected as well as any other views and vistas which are considered to be important. A plan showing the important views and vistas together with photographs of these views are enclosed in **Appendix 12**. A selection of these views are shown below right.

4.124 Policy BP 23 below relates to the protection of important views and vistas within the parish.

4.125 Parishioners were also invited to suggest other ways our environment should be protected. Many people complained about the poor litter collection service particularly during the peak holiday periods and the poor provision of litter bins at Bigbury on Sea.

4.126 Comments were also received regarding wildlife protection with more organic farming and encouragement for wildlife friendly areas.

4.127 The following policies relate specifically to the natural environment within the Parish of Bigbury.

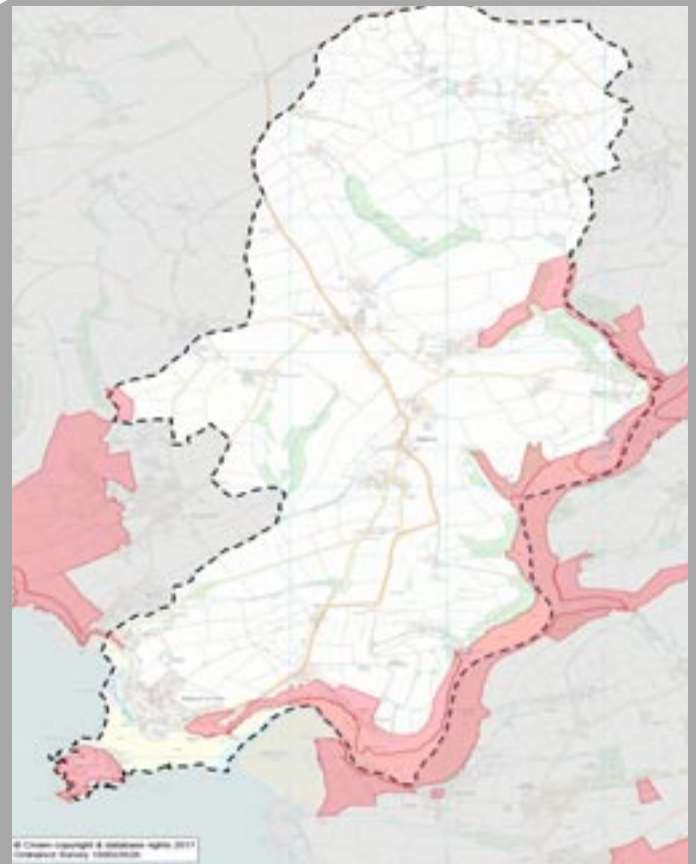
### Policy BP18 – Area of Outstanding Natural Beauty

Major development within the AONB will not be supported except in exceptional circumstances where it is specifically designed to meet the identified local needs of the parish and is designed to ensure that development will not cause undue harm to the landscape and scenic beauty of the AONB.

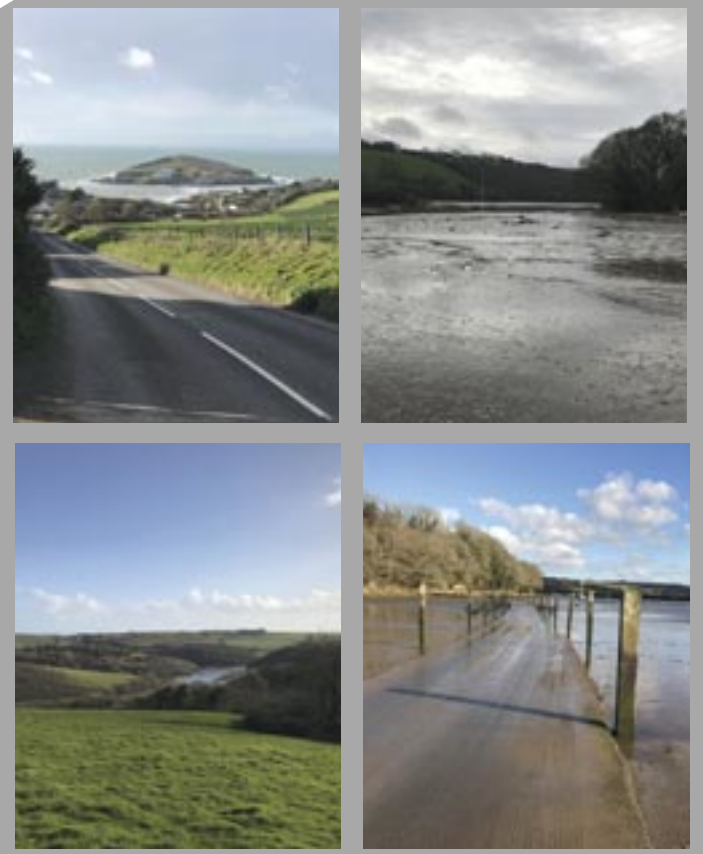
In considering any development within the AONB great weight will be given to:

- Conserving and enhancing the natural landscape and scenic beauty of the area;
- Conserving and enhancing facilities for wildlife, the cultural heritage and the built heritage of the area;
- Avoiding light pollution due to excessive glazing or external lighting;
- Avoiding development that would cause undue noise and disturbance, resulting in loss of existing tranquillity;
- Avoiding loss of wide, unspoilt and iconic views of the coast and countryside;
- Retaining natural heritage features, including Devon hedgebanks;
- Retaining the ancient and intricate network of winding lanes, paths and recreational routes.

Figure 14: Plan showing County and Unconfirmed Wildlife Sites



• BELOW - EXAMPLES OF IMPORTANT VIEWS & VISTAS





**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 170 and 172.  
 JLP Policy SPT1, SPT2, SPT12 and DEV25.  
 AONB MP Policies Lan/P1-P7.  
 South Devon Estuaries Management Plan

In relation to the Heritage Coast and Undeveloped Coast, Policy DEV24 of the Joint Local Plan is the relevant policy for this area.

**Policy BP19 – Woodlands, trees, hedgerows and Devon banks**

Woodlands, trees, hedgerows and Devon banks which make a significant contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value should be retained. In particular, development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland or veteran trees, will be refused, unless there are wholly exceptional reasons and provision of a suitable mitigation strategy. If it is essential to remove any hedgerows or Devon banks as part of new development this should be kept to a minimum and mitigation measures such as the planting of new trees and hedgerows and provision of Devon banks should be provided where possible.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 28, 170 and 172.  
 JLP Policies SPT1, SPT2, SPT11, DEV20, DEV23 and DEV25.  
 AONB MP Policies Lan/P1, Lan/P3, BioGeo/P2, BioGeo/P3, LanMan/P3 and Trans/P2.

**Policy BP20 – Wildlife sites and biodiversity**

Proposals that might adversely affect wildlife sites and habitats should be avoided. If these sites are affected appropriate mitigation measures should be put in place and form part of any planning application proposals.

Measures to enhance the biodiversity should form part of all new development and will be encouraged on all other sites in the Parish.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 28, 170, 172 and 174.  
 Government’s 25 year Environmental Plan.  
 JLP Policies SPT1, SPT2, SPT12 and DEV 26.  
 AONB MP Policies Lan/P1, Lan/P3, BioGeo/P2, BioGeo/P3 and Est/P2.  
 South Devon Estuaries Management Plan

**Policy BP21 – Coastline, beaches and the Avon estuary**

The coastline, beaches and the Avon estuary shall be protected and conserved and no new development which might cause harm to the stability and/or beauty of the coastal cliffs, coastal pathways, beaches or the Avon estuary will be allowed.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 28, 166, 168 and 170.  
 JLP Policies SPT1, SPT2, SPT12, DEV24, DEV25 and DEV 36.  
 AONB MP Policies NatRes/P2, NatRes/P3, NatRes P7, Hist/P7, Mar/P1-P4, Est/P1 and Est/P2.  
 South Devon Estuaries Management Plan  
 Shoreline Management Plan (Policy Unit references 6c13 to 6c15 and 6c16)

Figures 15: Plan showing important viewpoints  
 (For full list, see Appendix 12)

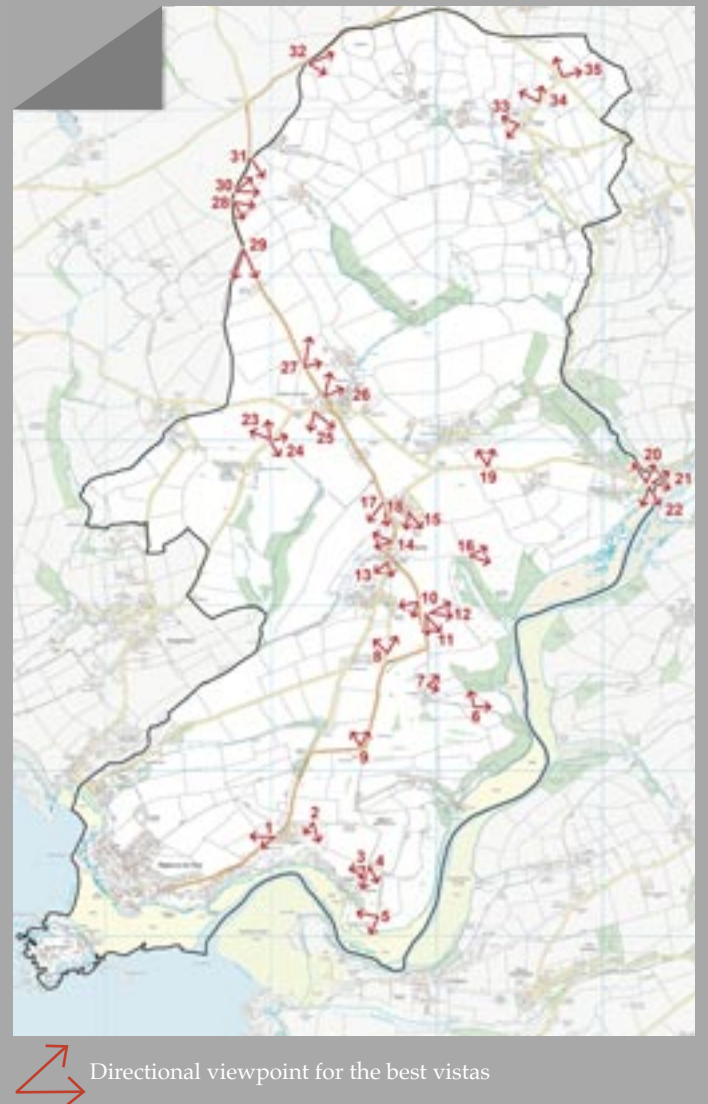
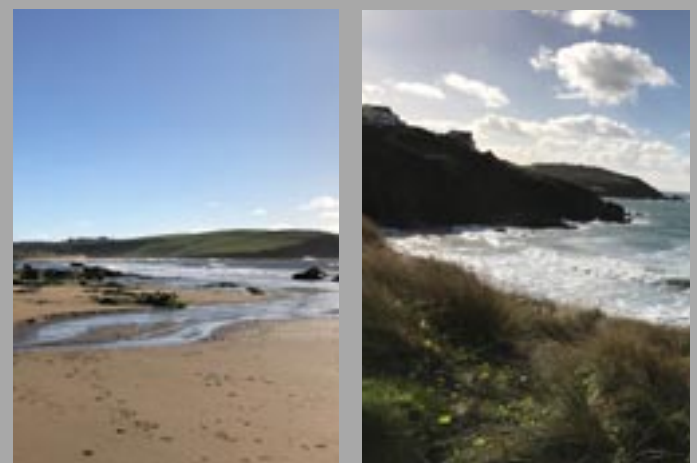


PHOTO 70 - CHALLABOROUGH



• SEDGEWELL SANDS AND CHALLABOROUGH BAY



*Policy BP22 – Views and vistas*

Important views and vistas as shown on Proposals Map 3, should be protected and any new development which adversely affects these views will not be supported. This includes development that might introduce incongruous features, cause harm to the openness of the area, be visible on the skyline, or intrudes into or otherwise adversely affects important views of the sea, the Avon Estuary or views of heritage assets.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 28, 170, 172 and 173.

JLP Policies SPT1, DEV20 and DEV23.

AONB MP Policies Lan/P1, Lan P3, Lan/P5, Lan/P6 and Lan/P7.

South Devon Estuaries Management Plan



• VIEW FROM PONDS GREEN CROSS



• VIEW FROM PUBLIC FOOTPATH AT FOLLY FARM TO BANTHAM



## HERITAGE

### OBJECTIVE

To conserve and enhance the designated and non-designated heritage assets within the parish.

#### Background

##### Mesolithic (8000 – 4000BC)

4.128 The earliest evidence of human activity in Bigbury is a piece of flint found field walking and which is judged to be Mesolithic in date.

4.129 The possible remains of a submerged forest have been found at Challaborough, but there is no dating evidence. Radiocarbon dating for a submerged forest at North Hallsands, some 8 miles to the east of Bigbury, indicated that it was between 3000 and 12000 years old.

##### Neolithic - Bronze Age (4000BC – 700BC)

4.130 There is evidence of Neolithic and Bronze Age settlements in the parish as evidenced in the existence of a long barrow and two bowl barrows located south east of Chapelcombe, in St Ann's Chapel as shown on **Figure 16**, below. These barrows are Scheduled Ancient

Monuments and are of considerable national importance.

4.131 Long barrows were constructed as earthen or drystone mounds with flanking ditches and acted as funerary monuments during the Early and Middle Neolithic periods (3400-2400BC). They represent the burial places of Britain's early farming communities and, as such, are among the oldest field monuments surviving that are visible in the present landscape. As one of the few types of Neolithic structure to survive as earthworks, and due to their comparative rarity, their considerable age and their longevity as a monument type, all long barrows are considered to be nationally important.

4.132 The long barrow south east of Chapelcombe is one of only seven known in Devon, the majority being on the fringes of Dartmoor. Like the other known examples in the country, there may be a simple stone chamber at the wider southern end. The mound's relatively short length gives it a squat appearance which may be misleading, as some of the tail may have been cut away by the construction of the lane to the east. As is common with long barrows, this example is aligned north east to south west. The cropmark at the proximal end with no evidence of robbing suggests an intact or partly preserved chamber. The field names also indicate that the barrows may have extended



Figure 16: Plan showing area of Long and Bowl Barrows





• MARWELL CROSS



• DOVECOTE



• ROSE COTTAGE

beyond Bows Cross.

4.133 Bowl barrows, the most numerous forms of round barrows, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400 to 1500BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. The alignment of two bowl barrows at right angles to the Neolithic long barrow is rare in England and unique in Devon, where no such associations are known. The level of survival is to a good height with no evidence of robbing.

4.134 Two sub-rectangular enclosures identified as cropmarks have also been seen in aerial photographs, one to the south west of St Ann's Chapel and one to the east of Bigbury Village. These have been judged as being of similar date. Pottery, possibly Bronze Age date, has also been found at Mount Folly Farm.

### Iron Age - Roman (700BC - AD410)

4.135 Remains of a possible Iron Age settlement have been found following discovery of the remains of an earthwork enclosure in the northern part of the parish and to the east of the B3392 and the part of the road from Seven Stones Cross to Harraton Cross. This site is shown on Figure 17.

4.136 Pottery from excavations within two enclosures near Mount Folly Farm indicates occupation in the Iron Age and Roman periods, from the 3rd century BC to the 3rd century AD. Roman coins spanning the period AD161 to AD305 have also been found in other parts of the parish.

4.137 These sites are not designated as Scheduled Ancient Monument but are included on the list of local heritage assets.

4.138 Roman activity in this area is also evidenced by the discovery of a possible Roman enclosure site at Bantham, which lies on the east side of the Avon Estuary in the Parish of Thurlestone.

4.139 It has also been suggested that Burgh Island may be 'Ictis', an island described as a tin trading centre in Diodorus Siculus in the first century BC.

### Saxon (AD410 – 1066)

4.140 A spring treated as a boundary marker at Heotts Ditch close to Holwell Farm is referred to in a Royal charter of AD846. This may be an antecedent of St Ann's Holy Well which lies to the south of the farm on Holwell Lane and is identified as an area of wet ground. There is also evidence for Saxon occupation of the area documented in the Domesday Book which was compiled in 1086. Ordwulf held Bicheberia (Bigbury) prior to the Norman Conquest of 1086. It was thought to have included the site of Houghton Farm.

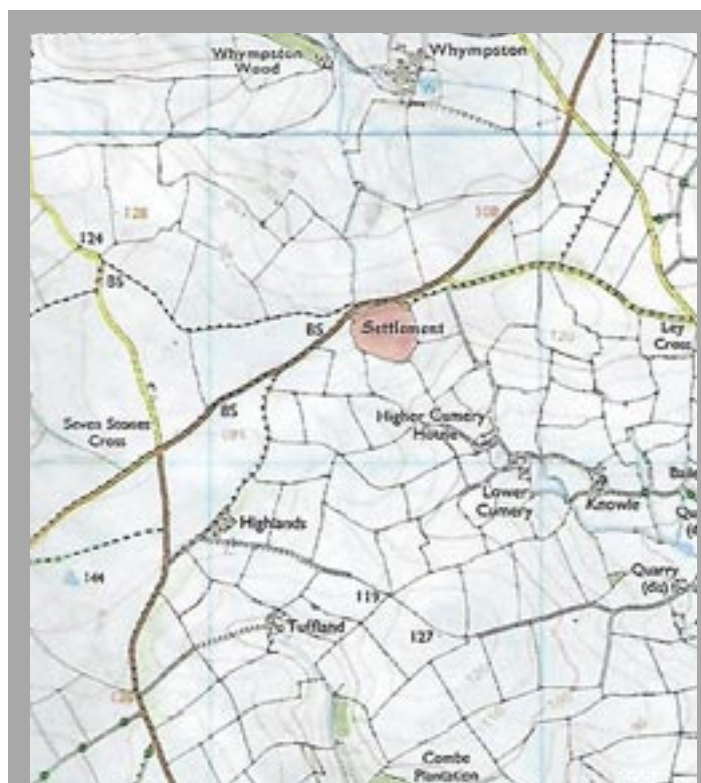


Figure 17: Iron Age earthwork enclosure

• IRON AGE SETTLEMENT





Figure 18: St. Ann's Holy Well

**Medieval (1066 - 1540)**

4.141 In 1086 the manor of Bigbury was held by Reginald of Vautortes from the Court of Mortain. There were 12 villagers and 12 smallholdings and, of particular interest, the manor had a salt-house. Houghton, Cumery, Tuffland and Easton are first documented in the 13th century. There is reference to there being a manor at Houghton although whether there was actually a manor house at Houghton is in some doubt.

4.142 The Holy Well close to Holwell Farm in St Ann's, as shown in

**Post Medieval (1540 – 1749)**

4.144 The Manor House at Bigbury Court was first constructed in the 17th century. This was on the site of the now listed Bigbury Court Farmhouse where there are still traces of the post medieval manor at the back of the house. The manor house used to face north but the front was remodelled to face south in 1794. The listed post medieval dovecote in front of Bigbury Court is a rare example where dry-stone construction techniques have been used.

4.145 The Anglican Parish Church of St Lawrencebut was mainly rebuilt in 1872. The church does however, still retain some medieval features including an early 14th century piscine (stone basin) and sedilia (group of stone steps) in the chancel.

4.146 Many of the cottages in Bigbury Village date back to the 17th and 18th century. These dwellings were originally built to house the agricultural labourers and other workers. Most of these earlier cottages are listed but others of slightly later build make a positive contribution to the Bigbury Village Conservation Area and are included on the list of local heritage assets. All of these designated and non-designated heritage assets should be preserved.

4.147 Other known activity within the parish during this period included the construction of a priest house at Glebe House, Easton (this was later extended in the 1870s), Hingston Farmhouse originally built in the 17th century, the establishment of the Medieval Chapel of St Michael de la Burge and a coast light on Burgh Island, a Medieval beacon on Folly Hill, and a Medieval rabbit warren on 2.5 hectare coastal strip of land called 'Warren Field'. Most of this warren is now covered by modern housing.

**Early Modern ((1750 - 1901)**

4.148 In 1765 the activity in the parish was spread between St Ann's Chapel, Easton and Bigbury, as shown on Donn's Map of 1765 (Figure 19, page 36).

4.149 Bigbury Manor was held for nine generations by a family of its own name and afterwards passed to the Champerones, Willoughbys and Pawletts. In the 19th century the manor was held by the Duke of Cleveland and the Dowager Duchess of Cleveland, who were also part of the Pawlett family.

4.150 By the early 19th century the village of Bigbury had expanded considerably with development radiating on both sides of the valley. (See Ordnance Survey map of 1809, Figure 20, page 36). Bigbury Village had become the largest village in the parish and by the end of the 19th century included a school house, a Smithy, Wheelwright Carpenter, local store, post office and a public house.



• BIGBURY COURT FARMHOUSE

Figure 18, above, was referred to as Haelwille in a document of 1242. This is now listed Grade II and registered as a Scheduled Ancient Monument. The St Milburga's Oratory, close to the Avon Estuary, was licenced in 1395 and demolished in 1888. This site also included St Milburga's Well. Closely associated with these two wells was the establishment of St Ann's Chapel, now incorporated into the later constructed but now Grade II listed, Pickwick Inn.

4.143 The listed parish church, St Lawrence also dates back to the 14th century. The name Boarshill is also recorded in the 14th century.





Figure 19: Donn's Map of 1765



Figure 20: OS Map of 1809



Figure 21: Greenwood's County Map of 1886

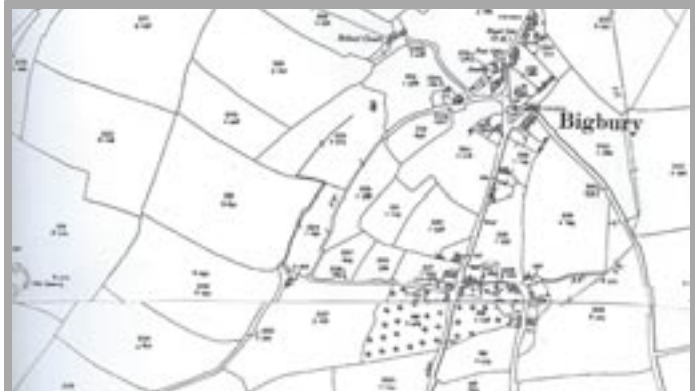


Figure 22: OS Map of 1905

4.151 The Pickwick Inn is early 19th century in date, but incorporates the remains of the 15th century St Ann's Chapel and a 17th or 18th century house. The farmhouse at Holwell Farm is thought to have been built in the late 18th or early 19th centuries. There are also a number of houses in the northern part of the parish that were built in the late 18th century or 19th century. These include East Knowle and Challons Combe. Greenwood's County Map of 1886 is shown in **Figure 21**.

4.152 Glebe House shown on the OS 1905 map (**Figure 22**) became the rectory for St Lawrence Church and Long Easton, opposite Glebe House, became the local school. The same map shows a well and pond close to Glebe House.

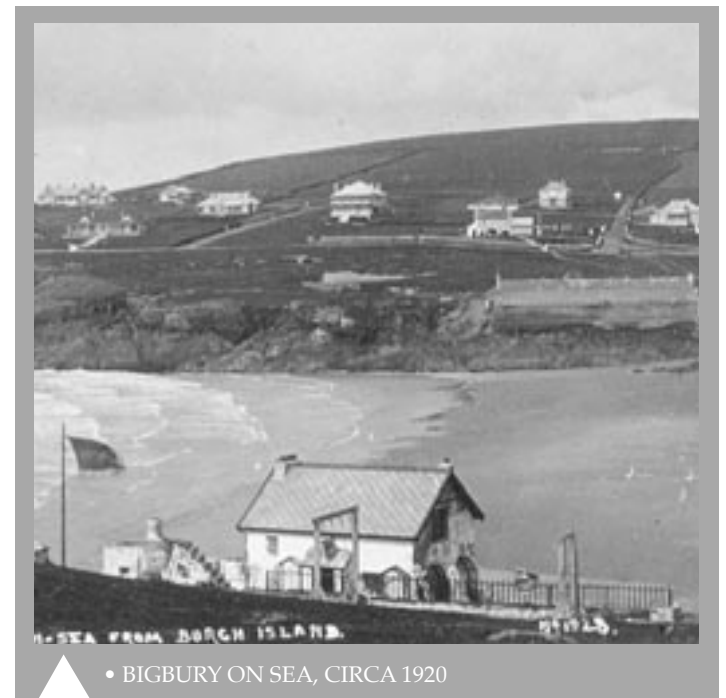
4.153 The character of the parish went through a considerable change in the late 19th century and early 20th century following the change from the labour intensive arable farming to livestock farming in the 1870s. This resulted in the construction of many barns within the parish, including Bigbury Court, Willings Farm, Easton and Hexdown. The population was considerably reduced with many of the former agricultural cottages in the village of Bigbury becoming derelict and eventually lost. In addition, much of the land, formerly owned by Wilhelmina Powlett, Dowager Duchess of Cleveland, was sold following her death on 1901.

4.154 St Ann's Chapel was a much smaller village than Bigbury Village during the 18th and 19th century but included a few houses, a bakery, a local constabulary, a small Baptist Chapel and a public house.

4.155 Apart from the many listed buildings of this period there are many other buildings and structures worthy of conservation including the late 19th century barns.

**Modern (AD 1901 - present)**

4.156 The biggest change to the parish occurred in the early 20th century with the development of Bigbury on Sea as a holiday resort on what had previously been just farming land with a few buildings including Folly Farm, Warren Cottage and some fish cellars close to the beach. On Burgh Island there was the Pilchard Inn and a small chapel.



4.157 In 1906 the Bigbury Bay Land Company bought land from the Cleveland Estate to develop their planned holiday village constructed on a rectangular grid system of roads. By the Great War small hotels, a few houses and some holiday bungalows were already in place and day trippers came from Plymouth by steamers, embarking on Burgh Island.

4.158 The advent of motorised transport saw considerable growth of the village with particular growth during the 1930s. A small hotel



was erected on Burgh Island in 1914 but this was replaced by the much larger Art Deco Burgh Island Hotel in 1929, shown in the photograph above.

4.159 The Burgh Island Hotel was occupied by the army during the Second World War and several pillboxes were set up close to beaches, many of which still survive including one used by the RNLI as a look out tower. Three of these pillboxes, one on Sedgewell Beach and two on the island are included in the list of local heritage assets. The bell of HMS Bigbury is now a memorial in St Lawrence Church.

4.160 Further expansion to the village took place following the Second World War. Bigbury on Sea is now much more than just a holiday resort. It is the chosen place to live by many of the parishioners, although many dwellings are now being bought as second homes or homes to let.

4.161 A further change which took place during this period has been the expansion of St Ann’s Chapel. At the beginning of the 20th century there were just a few houses, a public house, the bakery and a local constabulary. The Holywell Stores was established just before the Great War of 1914 -18 and in the 1950s the Hilltop development to provide affordable housing was constructed. The Memorial Hall was also built in the 1950s. The only designated heritage asset relating to building during this period is the Art Deco Burgh Island Hotel listed in January 1990. There are however a number of non-designated assets which are worthy of conservation including some of the earlier dwellings built during the Edwardian period.

**Heritage Assets**

4.162 A heritage asset includes designated and non-designated assets and is defined in the NPPF as being ‘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’. Designated heritage assets include Scheduled Monuments, Listed Buildings and Conservation Areas and are regarded as being of national importance. Non-designated assets, whilst not meeting the same strict criteria as designated assets, are of importance at a local level and do have significance in planning decisions.

4.163 Heritage assets may be architectural, historic, artistic and/or archaeological. They can be below ground as well as above ground, such as the enclosures at Mount Folly farm, and include features and structures such as pumps, cobbled surfaces, post boxes etc as well as buildings.

**Conservation Areas**

4.164 There is only one conservation area in the parish. This covers most of Bigbury Village. This area includes 10 listed buildings including St Lawrence Church, Bigbury Court and the Dovecote and several cottages, many thatched which were built in the 17th or 18th century or earlier. The Dovecote is also a Scheduled Ancient Monument.

4.165 The conservation area also includes many buildings of local heritage value that have been identified in the Study of Bigbury Village (Appendix 8).

4.166 A plan showing the extent of the conservation area and showing the location of the listed buildings and buildings considered to provide a positive contribution to the conservation area is shown below, **Figure 24**. Reference should however be made to the Bigbury Village Study to see the full list of listed buildings and local heritage assets.

**Designated Heritage Assets**

4.167 There are 3 Scheduled Ancient Monuments and 25 Listed Buildings within the Parish of Bigbury. These include 2 designated assets which are on the Heritage at Risk Register – Church of St Lawrence and St Ann’s Well. A list of the designated assets is set out below:



**St Ann's Well**, circa 70 metres south of Holwell Farmhouse. List entry: 1309152 and 1019315. Listed Grade II and a Scheduled Ancient Monument.

**Long barrow and two bowl barrows**, 200m south east of Chapelcombe, St Ann's Chapel. List entry 1019239. Scheduled Ancient Monument.

**The Old Chapel Inn, now The Pickwick Inn**, St Ann's Chapel. List entry 1108104. Listed Grade II.

**Holwell Farmhouse**, St Ann's Chapel. List entry 1108103. Listed Grade II.

**Holdings Houghton Cottage**, St Ann's Chapel. List entry 1165886. Listed Grade II.

**Boundary Stone** near Marwell Cross, St Ann's Chapel. List entry 1108102.

**East Glebe/Glebe House**, Easton. List entry 1108095. Listed Grade II.

**Hingston Farmhouse** and attached outbuilding, Stakes Hill Road. List entry 1108105. Listed Grade II.

**Challons Coombe Farmhouse**, Coombe. List entry 1108133. Listed Grade II.

**Barn Range**, to south of Coombe Farmhouse (now called Combe Farm Barns). List entry 1165870. Listed Grade II.

**East Knowle**, Knowle. List entry 1108134. Listed Grade II.

**Church of St Lawrence**, Bigbury. List entry 1325078. Listed Grade II\*.

**Gate piers**, gate and walls at east entrance to St Lawrence, Bigbury. List entry 1108132. Listed Grade II.

**Bigbury War Memorial Cross**, St Lawrence Churchyard, Bigbury. List entry 1448221. Listed Grade II.

**Bigbury Court**, Bigbury. List entry 1325103. Listed Grade II.

**Barn and Malthouse**, to north east of Bigbury Court. List entry 1108098. Listed Grade II.

**Dovecote at Bigbury Court**. List entry 10109948 and 1325104. Listed Grade II and Scheduled Ancient Monument.

**1 and 2 Coombe Cottages**, Bigbury (now called Boars Hill Cottage). List entry 1325079.

**Bigbury Cottage**, Bigbury. List entry 1108100. Listed Grade II.

**Cleave Cottage and The Olde Post**, Bigbury. List entry 1108099. Listed Grade II.

**Glen Cottage**, Bigbury. List entry 1165835. Listed Grade II.

**The Retreat**, Bigbury. List entry 1108096. Listed Grade II.

**Turtlefields**, Bigbury. List entry 1108097. Listed Grade II.

**Rose Cottage**, Bigbury. List entry 1325102. Listed Grade II.

**Shoal of Furze**, Bigbury. List entry 1325101. Listed Grade II.

**Burgh Island Hotel**, Burgh Island. List entry 1108101. Listed Grade II.

### Non-Designated Heritage Assets

4.168 All of the above designated heritage assets have statutory protection but there are many other non-designated assets in the parish that are considered by the community to be important to our historic environment and should be conserved and enhanced.

4.169 In the responses to the Neighbourhood Plan Questionnaire 37% of respondents considered that there should be more protection of some of the unlisted older buildings and structures within the parish. At the top of the list was Warren Cottage (11.5%) with The Pilchard Inn also being specifically mentioned (4.4%).

4.170 The village studies also include reference to those buildings and structures which the working groups considered were of particular local architectural or historic importance and should therefore be retained.

4.171 Whilst local listing provides no additional planning controls, the fact that a building or site is on the local list means that its conservation as a heritage asset is an objective of the NPPF and a

material consideration when determining the outcome of a planning application. Locally listed heritage assets within conservation areas also benefit from the general control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.172 In December 2017 the Parish Council agreed that a List of Local Heritage Assets should be prepared and that the whole of the community, should become actively involved in the nomination process.

4.173 The community as a whole were invited to nominate buildings, structure and other features that they considered should be included on the list of local heritage assets and were encouraged to provide where possible reasons for their nominations and to include photographs.

4.174 The nominations were then considered by a working group of people who have a particular interest or expertise in relation to heritage matters and a draft list was subject to a five week consultation with the community from 6 August 2018 until 10 September 2018. The list was approved by the Parish Council at their meeting on 12 September 2018.

- Bigbury Court Barns, Bigbury Village
- 1 and 2 Court Cottages, Bigbury Village
- Former Royal Oak Public House, and Horse Mount, Bigbury Village
- Tristan, Weyside and Cranmere, Bigbury Village
- Lavender Cottage, Rose Cottage and Mariner's Cottage, Bigbury Village Green
- Bay View and Greenways, Bigbury Village Green
- Sea View Cottage and adjoining building, Bigbury Village Green
- South View, Lower Bigbury Village
- Spring Gardens Cottage, Lower Bigbury Village
- Willings Barn, Lower Bigbury Village
- Turtle Farm Barn, Lower Bigbury Village
- Underground reservoir, Bigbury Village
- Greystones, Lower Bigbury Village
- Ice Tunnel, Bigbury Village
- Well, Lower Bigbury Village
- Water pump, Lower Bigbury Village
- Milk churn stand, Bigbury Village
- Telephone box, Bigbury Village Green
- Stone wall, adjacent to Upper Willings Farm, Lower Bigbury Village
- Little Combe, St Ann's Chapel
- The White House, St Ann's Chapel
- The Old Chapel, St Ann's Chapel
- The Old Bakery/Le Petit Pain, St Ann's Chapel
- Telephone box, St Ann's Chapel
- Warren Cottage, Bigbury on Sea
- Bay View Cafe, Bigbury on Sea
- Pilchard Inn, Burgh Island
- Huer's Hut, Burgh Island
- Pill box, north east side of Burgh Island
- Pill box, north west side of Burgh Island
- Pill box/Lifeguard station, Bigbury on Sea
- Cliff Side, Bigbury on Sea
- Sea Haven, Bigbury on Sea
- Mount Folly Farm residential barns, Bigbury on Sea
- The Warren, Bigbury on Sea
- Telephone box, Marine Drive, Bigbury on Sea
- Telephone box, Ringmore Drive, Bigbury on Sea
- King George V post box in wall in front of Beach Front, Bigbury on Sea
- Beacon, Bigbury on Sea
- Archaeology site, Folly Farm, Bigbury on Sea
- Easton House, Easton
- Easton Cottage, The Byre, The Granaries and Shippon Cottage, Easton
- Easton Farmhouse, Easton
- Long Easton, Easton
- King George V post box in wall in front of Glebe House, Easton
- Foxhole Cottage, Foxhole





- Foxhole House, Foxhole
- Basket Maker’s Hut, Dukes Mill
- Bridge and millpond, Dukes Mill
- Frogland, Combe
- Spring Bank, Combe
- Abbot’s Ash, Combe Farm, Combe
- Combe Barton, Combe
- Combe Barton Cottage, Combe
- Combe Farm Barns, Combe
- Clanturkan Cottage, Combe
- Knowle Farmhouse, Knowle
- Higher Cumery, Higher Cumery Cottage, Courtlage and Courtlage Annex, Cumery
- Remains of chapel and well, St Milburga’s Oratory
- Lime Kiln, adjacent to Milburn Orchard, Avon Estuary
- Villa Crusoe, including boat house and quay, Lincombe Lane
- Greenwell, Lincombe Lane
- Lincombe Barn, Lincombe Lane
- Hexdown Farmhouse and barns, Hexdown
- Tuffland Farmhouse, Tuffland Farm
- Cockleridge House including old boathouse, Cockleridge
- Earth enclosure, Cumery
- Milk churn stand, entrance to Bigbury Golf Club
- Houghton Farmhouse and barns, Houghton
- Nodden House, Marwell
- Nodden Mill, Marwell
- Tidal Road, Avon Estuary

4.175 Further details of the location and reason for the inclusion of these local heritage assets is provided in **Appendix 13**.

**Policy BP23 – Built heritage**

Great weight shall be given to the conservation of both designated and non-designated heritage assets as identified within Appendix 13 of the Neighbourhood Plan and special regard shall be given to the desirability of preserving the asset or its setting and any features of special architectural or historic interest which it possesses.

**RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS**

NPPF paras 7-11, 28 and 184-188.

JLP Policies SPT1 and DEV21.

AONB MP Policy Hist/P1.



EXAMPLES OF LISTED BUILDINGS

- TOP - OLD POST AND GLEAVE COTTAGE
- BOTTOM - THE PICKWICK INN



EXAMPLES OF LOCAL HERITAGE ASSETS

- WARREN COTTAGE, BIGBURY ON SEA



EXAMPLES OF LOCAL HERITAGE ASSETS

- TOP - BIGBURY COURT COTTAGES
- BOTTOM - CRANMERE



## TRANSPORT

### OBJECTIVE

To retain the existing network of local roads and footpaths and encourage the provision of new footpaths and cycle ways to provide better access to the countryside and increased safety for pedestrians, cyclists and horseriders.

4.175 It is recognised that the narrowness of some of our local roads does cause some congestion and some inconvenience to road users particularly during the peak holiday season. There are however several passing places and, whilst some delays might occur, the narrowness of the roads and the high Devon banks are important to the appearance and character of this rural area. It is not therefore proposed to widen the local roads or to support proposals which introduce changes to the local road network in order to facilitate new development which is not considered to be essential to the needs of the local community.

#### *Policy BP24 – Transport and highways*

The existing network of mainly single track roads with passing places should be retained, together with the high Devon banks which are important to the character of the area. Any new development should have regard to the need to retain as much Devon bank as possible whilst ensuring adequate visibility. Opportunities for more passing places should be considered providing these do not result in the removal of mature Devon hedgebanks. Existing footpaths should be maintained, and new or improved footpaths and cycle ways provided, where possible, to provide better access to the countryside and greater safety for pedestrians and cyclists.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 28 and 102-104.

JLP Policies SPT1, SPT2, SPT4, SPT10, TTV2 and DEV29.

AONB MP Policy Trans/P2.

4.176 There is concern about the adequacy of our existing car parks at Bigbury on Sea. The main public car park is not sufficient to accommodate all vehicles during the peak holiday season, particularly during sunny weekends. The overflow car park on The Warren has limited capacity and is also not sufficient to take the overflow traffic. The owner of Folly Farm has made one of his fields available for car parking, which has temporarily relieved this problem but a more permanent solution which is not harmful to the landscape might be supported. In the meantime, it is understood that the owner of Folly Farm is willing to continue to provide this facility.

#### *Policy BP25 – Car parks*

Proposals to develop a car park which is considered essential to support the tourist industry at Bigbury on Sea or to serve the needs of the local community will be supported providing this does not have a harmful effect on the landscape and beauty of the natural environment and is compliant with other Policies of the Plan. Any such proposals should also consider the possibility of including facilities for coach parking.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 28, 83, 84, 102, 170, 172 and 173..

JLP Policies SPT 1 and DEV29.

AONB MP Policy Trans/P3.



• ROADS AROUND BIGBURY GREEN



• B3392 FROM ST ANN'S CHAPEL



• REFUSE CART



• BUS SHELTER



4.177 In the event of an emergency, particularly one involving beach or water sports activities, or serious medical problems, the parish benefit greatly from the Devon Air Ambulance Trust who are currently able to land helicopters at various places throughout the parish. Our main hospital is Derriford Hospital in Plymouth. There is also a hyperbaric chamber at the Diving Diseases Research Centre (DDRC), which is on a site adjacent to the hospital. Accessing these facilities takes about 45 minutes by road, depending on traffic. However, there is a shortage of land ambulances in the area. There is one stationed at Kingsbridge Hospital, which would take about 20-25 mins to get to Bigbury on Sea but if this is not available the only other ambulances are those stationed at Plymouth or Dartmouth. By air ambulance the time to Derriford hospital or the DDRC is just 5-6 mins.

4.178 The Trust has been working with local communities throughout Devon to develop a network of night landing sites as permanent fixtures and new night landing sites have now been provided at Bigbury Golf Club and on a site to the north of Ringmore Village in the adjoining parish. A night landing site requires a flat area of at least 50m x 50m and may be on grass or any hard surface. The site could be the site of a playing field, car park or recreational ground but does need to be floodlit. It would be funded and managed by the local community who are in support of this project.

**Policy BP26 - Air Ambulance Night Landing**

Proposals to develop further air ambulance night landing sites to serve the parish will be supported providing this does not result in harm to the special qualities of the AONB and Heritage Coast and is controlled so that it does not result in unacceptable levels of light pollution and is in compliance with other Policies of the Plan.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 28, 172 and 173.

JLP Policies SPT1, SPT2 and DEV1.

4.179 Having regard to the lack of public transport and dependency on the car, it is necessary to provide sufficient off-street car parking for existing and new developments.

**Policy BP27 – Parking provision**

Proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1 bedroom, a minimum of two off-street parking spaces for units of 2 bedrooms, and three parking spaces for units of 3 or more bedrooms.

Proposals for housing developments of three or more dwelling units should also, if possible, provide additional spaces for visitors.

Grass verges should be provided in front of properties where appropriate to discourage parking taking place on the roads in front of residential properties.

Off-street car parking for other types of development will be assessed on an individual assessment basis depending on the type of use and location of the site.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

NPPF paras 7-11, 28 and 10.

JLP Policy DEV10.



## INFRASTRUCTURE AND RESOURCES

### OBJECTIVE

To seek opportunities for improving infrastructure to make the parish more sustainable.

4.180 Throughout the parish the connectivity to mobile services and broadband speeds and connections are extremely poor. This has a particularly harmful effect on existing businesses including the ability to work from home.

#### *Policy BP28 - Connectivity*

Proposals to improve mobile services or Broadband speeds will be supported subject to the following criteria:

- (i) transmitters, receivers (or other structures) are located close to an existing road or access tracks;
- (ii) the equipment is sympathetically designed and/or camouflaged where appropriate; and
- (iii) there is no harmful visual impact on skylines or important views or vistas.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

- NPPF paras 7-11, 28 and 112-115.
- JLP Policies, SPT1, SPT2, SPT4, DEV15 and DEV30.

4.181 The Neighbourhood Plan supports means of reducing energy consumption and as such supports the provision of small scale renewable energy schemes providing that these do not have a harmful impact on the AONB and the natural landscape or Heritage Assets.

#### *Policy BP29 – Renewable energy*

Proposals for small scale renewable energy schemes, close to or attached to individual properties will generally be supported providing these have no harmful impact on the appearance or character of a designated or undesignated heritage asset or on the South Devon AONB, including cumulative landscape and visual impact.

Proposals for solar arrays or wind turbines on open farmland will not be supported.

RELEVANT HIGHER LEVEL POLICIES AND MATERIAL CONSIDERATIONS

- NPPF paras 7-11, 28, 150 and 151.
- JLP Policies SPT1, SPT2, DEV32 and DEV33.
- AONB MP Policy NatRes/P6.



• MAST AT MARWELL



• SOLAR PANELS



## **IMPLEMENTATION AND MONITORING**

### ***Implementation***

4.182 Implementation of the plan will be on-going. The responsibility for determining planning applications will still rest with the South Hams District Council who will be responsible for applying the policies of the Neighbourhood Plan which will, once adopted, form part of the development plan for the area, with the same legal status of the District Council's adopted development plan.

4.183 The current adopted development plan of the District Council is now the Plymouth and South West Devon Joint Local Plan.

4.184 The Bigbury Parish Council is consulted in respect of all applications for planning permission and will ensure that their representations accord with the proposals and policies of the Neighbourhood Plan. The Parish Council will also work closely with South Hams District Council to ensure conformity with the Neighbourhood Plan together with local and national policies.

### ***Monitoring***

4.185 It is proposed to monitor the plan in the following ways.

#### ***Twelve month review***

4.186 The Neighbourhood Plan will be reviewed one year after its adoption at the community referendum by the Parish Council and the reconvened Neighbourhood Plan Steering Group.

4.187 The purpose of the review will be primarily to assess the extent to which the neighbourhood plan objectives have been implemented in practice and whether the proposals and policies of the neighbourhood plan are having a positive effect in relation to the determination of applications and achievement of the objectives of the plan.

4.188 The Steering Group will prepare a report to the Parish Council which will be published in the Bigbury News and on the community website.

#### ***Five Year Review***

4.189 The neighbourhood plan will be reviewed every five years. This review will be led by the Parish Council with the assistance of a reconvened Steering Group. The local community will be invited to make representations.

4.190 The purpose of the review will be primarily to assess the extent to which the objectives are being achieved in practice and the contribution that the proposals and policies are making in terms of meeting these objectives.

#### ***End of Period Review***

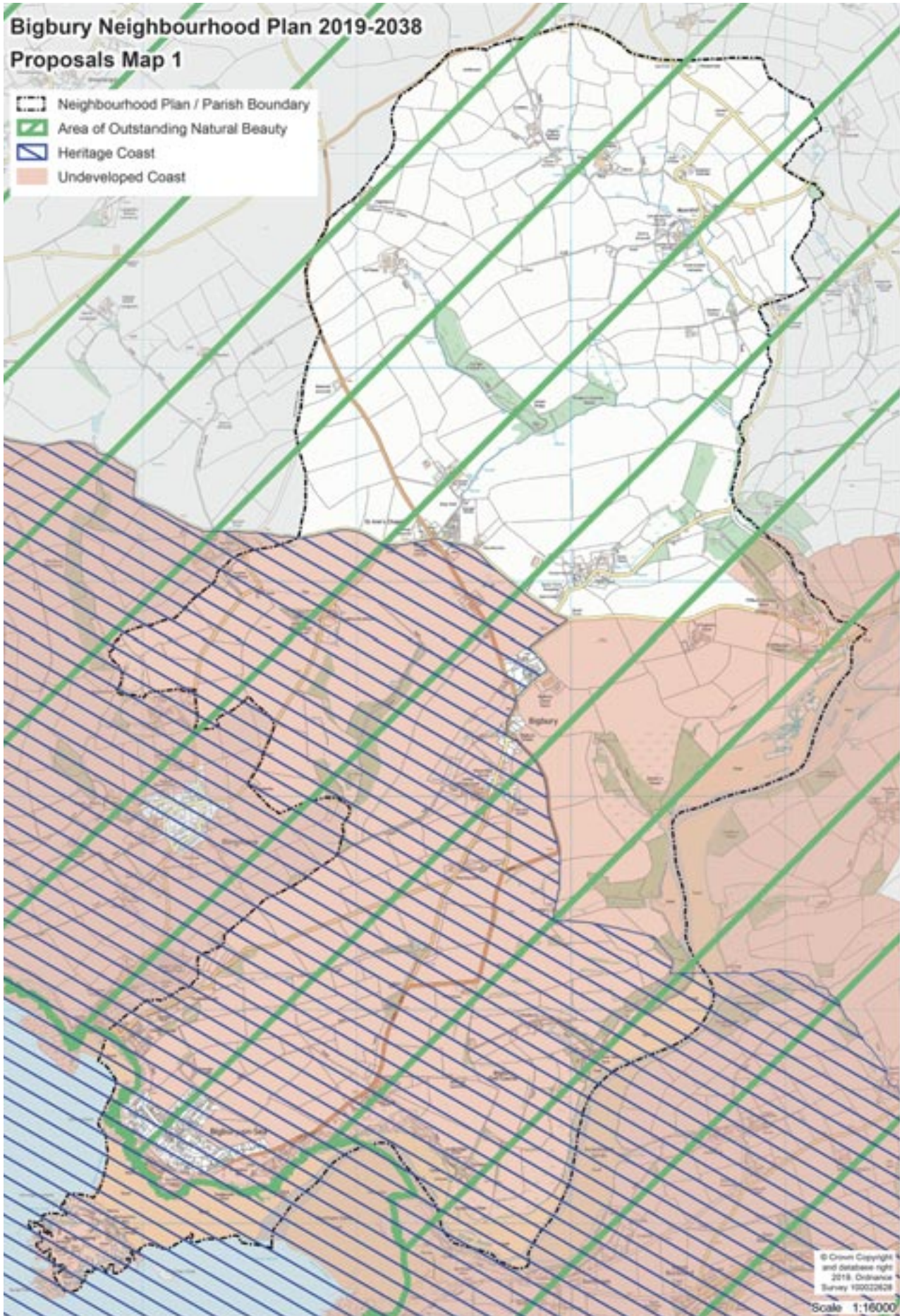
4.191 At least two years prior to the expiry of the Neighbourhood Plan (2038), a full scale review will be undertaken to gauge the success of the plan in meeting its objectives and to put in place a succession plan which will also take into account any changes which have been or are being made to local plan and national policies.

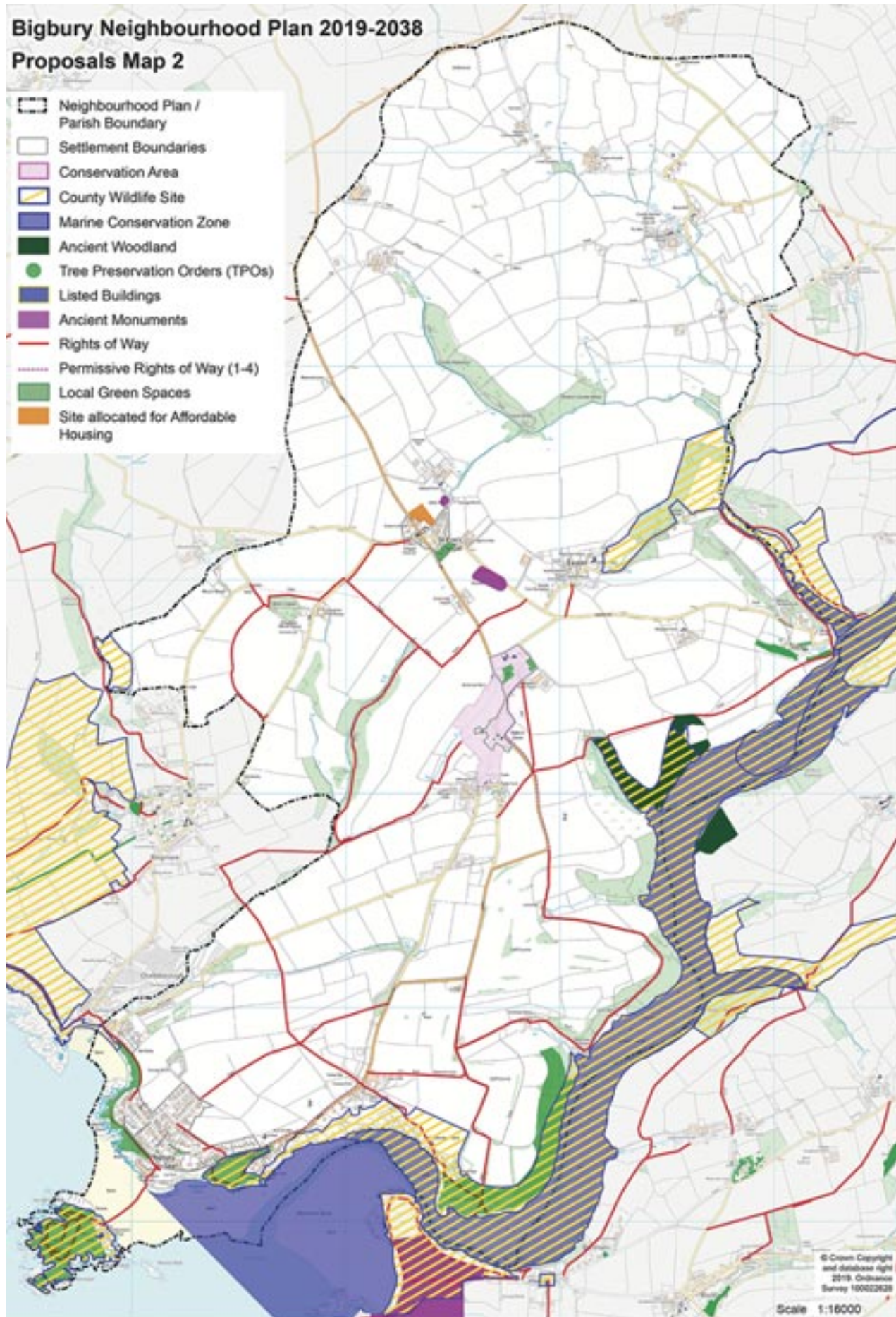


## PROPOSALS MAPS

The three Proposals Maps, shown on pages 45, 46 and 47 are also included in Appedix 15 at A3 size to provide better clarity. The first shows the area designated as an Area of Outstanding Natural Beauty (AONB), Heritage Coast and Underdeveloped Coast. the second shows the other designations and the third shows The Locations of Important Views and Vistas.

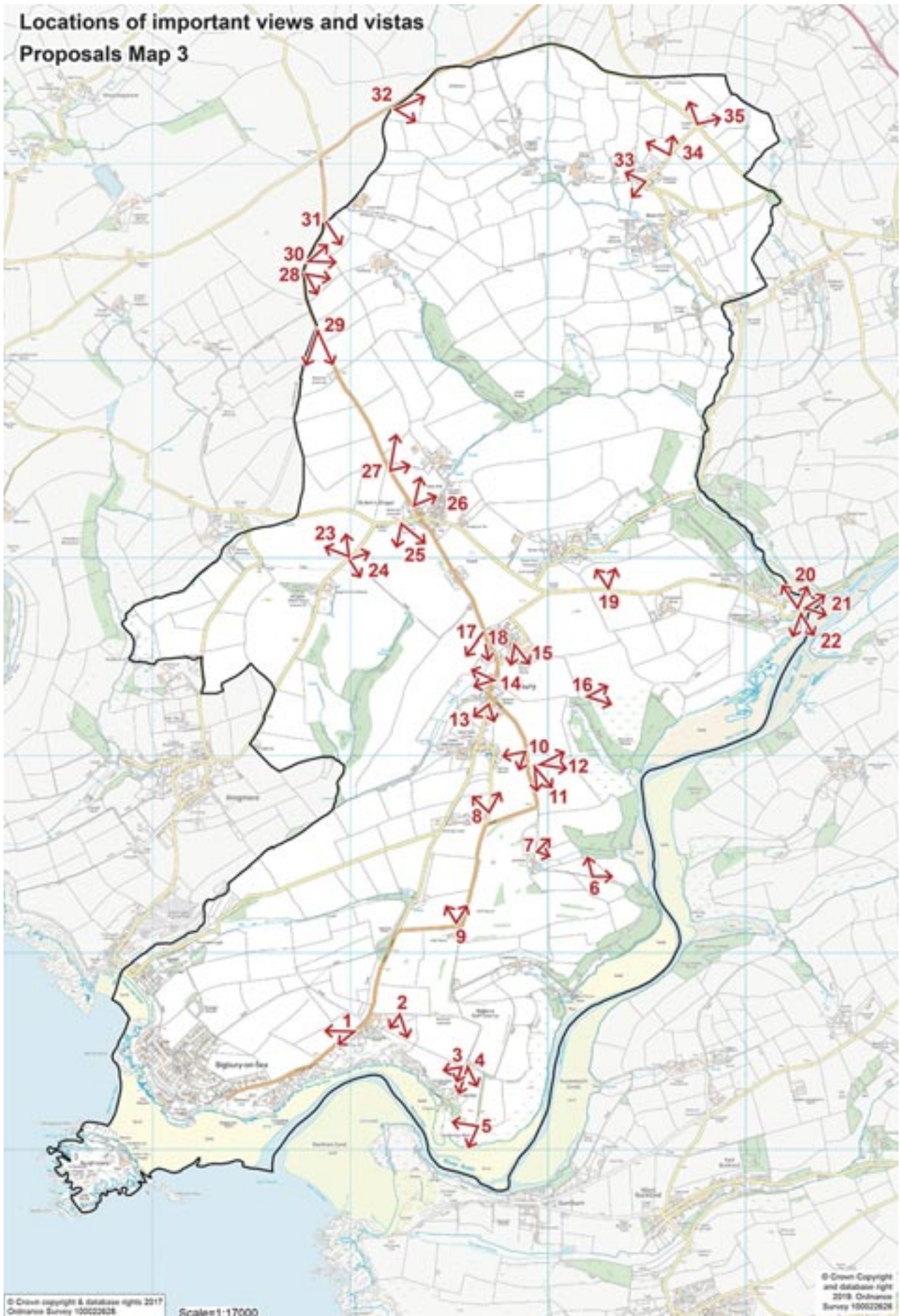








Locations of important views and vistas  
Proposals Map 3



## APPENDIX 1: NEIGHBOURHOOD PLAN QUESTIONNAIRE

The Bigbury Neighbourhood Plan is intended to be a 15-year plan for the whole of the parish. It will allow the local community to have much greater influence on the future planning and development of their local area and when adopted will be a statutory plan which will have real legal force. In future when planning applications are made to South Hams Council, the Council and Planning Inspectors (on any appeal) will be required to make decisions based on the proposals and policies of the Neighbourhood Plan as well as any other material considerations. The Neighbourhood Plan will give the local community much more influence and control over any future development in the parish.

Importantly, this is to be a community-led plan. We therefore need to know your wishes, needs and views to ensure that the plan genuinely represents the wishes and aspirations of the parish community.

In preparing these questions we have taken account of the comments made at the exhibitions held during the Queen's 90th birthday celebrations on 11th and 12th June 2016 and we hope that you will now be able to provide some further comments on the matters that were raised then.

### MAKE A DIFFERENCE TO WHERE YOU LIVE. HAVE YOUR SAY ON THE FUTURE OF THIS PARISH.

You are now being asked to let us know your views on future housing development - where it should be located, its scale and design - and your views relating to employment, tourism, transport facilities, natural and built environment, infrastructure requirements, community assets and general well being.

#### THE PROCESS

This questionnaire will be posted into the letter boxes of every single residential and business property in the parish. We are not asking you to provide details of your name or address so the information or views you give to us will not be identifiable.

### COMPLETED QUESTIONNAIRES SHOULD BE POSTED BY 8 JANUARY 2017 INTO THE NEIGHBOURHOOD PLAN POSTING BOX THAT HAS BEEN SET UP AT HOLYWELL STORES.

Alternatively, you can post the completed questionnaire to the Steering Group Chairman, Valerie Scott. Her address is Glen Cottage, Bigbury, Kingsbridge, Devon, TQ7 4AP or we can arrange for this to be collected by contacting Valerie Scott on tel: 01548 810336 or email: [valeriescott@bigbury.net](mailto:valeriescott@bigbury.net).

We are also to have a pop-in session on Saturday, 10 December between 10am and 12noon at the Memorial Hall. We will be including mulled wine and mince pies to make this a festive occasion and will be there to answer any question or assist with the completion of the questionnaire if required.

The Steering Group will collate and analyse the responses and use this information to prepare a draft Neighbourhood Plan. We will then consult further on the overall vision and objectives of the plan as well as ask for your comments on the detailed policies and proposals.

Amendments to the draft plan will then be made, if necessary, and the finalised version of the Neighbourhood Plan will then go forward for Examination by a Government Inspector. If the plan is found sound, parishioners will be given a chance to vote on whether they would like the plan to be adopted.

#### Bigbury Housing Survey 2016

In addition to the Neighbourhood Plan Questionnaire, we are also sending you a Housing Survey. This is a separate document that has been prepared by South Hams Council in order to establish the private and affordable housing needs of the parish. Once completed this housing needs survey needs to be posted in a separate box marked Bigbury Housing Survey 2016, which has also been set up at Holywell Stores. If it is posted by mistake in the Neighbourhood Plan Posting Box we will ensure that it is forwarded to South Hams Council.

Again, if preferred this survey can also be posted to Valerie Scott or she

can arrange for it to be collected.

South Hams Council will analyse the results of this survey and let the Parish Council and Steering Group know the results in the form of a report. This information will be used to assess the housing needs of the parish in terms of the amount and type of new housing development required over the next 5 to 10 years. If we do need to allocate a site or sites for some medium-sized developments we will hold a further consultation to establish the most suitable site or sites for this. The community will be able to decide on the best site or sites for any future housing development as part of the Neighbourhood Plan and this will allow the community to have much more influence on its location.

We hope that all parishioners will understand the need and benefit to them of completing the Neighbourhood Plan Questionnaire and Housing Survey in order to be able to prepare a plan, which truly reflects the needs and wishes of the community and which will enable us to really have an influence on the future of this parish.

### PLEASE, PLEASE, PLEASE LET US HAVE YOUR VIEWS AND COMMENTS NOW.

#### YOUR HOUSEHOLD'S BACKGROUND

**Question 1: How many people live in your household?**

**Question 2: How old are the people in your family?**

Please show number of people in each age group.

- 85+ years
- 60 - 84 years
- 40 - 59 years
- 18 - 39 years
- 11 - 17 years
- 5 - 10 years
- 0 - 4 years

**Question 3: Where do you live?**

- Bigbury on Sea  Challaborough (Bigbury side)
- Bigbury Village  Easton
- St Ann's Chapel  Combe
- Elsewhere - please give post code  \_\_\_\_\_

**Question 4: How long has your family lived in Bigbury Parish?**

**Question 5: Is this property your**

- main residence
- second or other residence
- business premises

#### TRANSPORT

**Question 6: Do you have your own, or have access to, private transport?**

- No  Yes

**Question 7: Do you use the following services?**

- Friday bus to Plymouth  No  Yes
- Car fare scheme  No  Yes
- Private taxis  No  Yes

**Question 8: If the following bus service improvements were to be made, would your household use the service more often?**

Saturday link to Modbury for onward journeys to Plymouth, Kingsbridge, etc

- No  Yes

Bus to Ivybridge for shopping, onward train/coach links, etc

- No  Yes

Bus to Lee Mill for shopping

- No  Yes



Please comment here if you have ideas on other routes or improvements you consider would be of benefit to the parish, for either bus services or the car fare scheme.

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**Question 9: Does anyone in the household regularly use the ferry service between Cockleridge and Bantham?**

No  Yes

**Question 10: If the ferry service was more regular and/or ran for longer periods, would the household use the service more often? NB Currently the ferry service operates seasonally between April and September.**

No  Yes

**Question 11: Are there any road safety issues in the parish that you think should be addressed? If so, please tick any of the following, and write down the location(s) in mind.**

No  Yes

- Speeding
- Poor signage
- Poor road marking
- Poor road condition
- Road width
- Insufficient passing points
- Poor lighting
- Poor visibility
- Unsafe junction
- Other

**Question 12: Are there enough car parking facilities in the parish, and if not, where should they be provided?**

Yes  No

**Question 13: Should there be a dedicated parking area for coaches and/or motor homes at Bigbury on Sea, and if so, where do you think this should be located? NB Currently there is none.**

No  Yes

**Question 14: Should there be secure parking for bicycles provided in the parish, and if so, where do you think this should be located? NB Currently there is none.**

No  Yes

**Question 15: Would you like to see the development of dedicated cycle routes in the parish?**

No  Yes

**HOUSING AND NEW DEVELOPMENT**

Recent changes to national planning for housing development mean that the parish will have to accept some new housing built as part of sharing the load across the South Hams. Your answers to the following questions will help the parish have a clearer say in the future development of housing in our parish.

**Question 16: If we need to provide a new housing development of possibly 10 – 20 dwellings, where do you consider this would best be located?**

Bigbury on Sea	<input type="radio"/>	Challaborough (Bigbury side)	<input type="radio"/>
Bigbury Village	<input type="radio"/>	Easton	<input type="radio"/>
St Ann’s Chapel	<input type="radio"/>	Elsewhere – say where below	<input type="radio"/>

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**Question 17: Would you like to see village development boundaries put in place, or retained, and if so, for which village(s)? NB Currently in the parish only Bigbury on Sea has an established village development boundary.**

No	<input type="radio"/>	Yes	<input type="radio"/>
Bigbury on Sea	<input type="radio"/>	Challaborough (Bigbury side)	<input type="radio"/>
Bigbury Village	<input type="radio"/>	Easton	<input type="radio"/>
St Ann’s Chapel	<input type="radio"/>	Elsewhere – say where below	<input type="radio"/>

**Question 18: Should any new built affordable housing be restricted to people who live in the parish, or have some connection to Bigbury Parish through relatives or work?**

No  Yes

**Question 19: Should some or all new private housing to be built within the parish be restricted for main residence use only?**

Some, yes  All, yes   
 All, no

**Question 20: Do you think that there is a need for specialised housing for the elderly within the parish, e.g. care home, assisted living, sheltered housing?**

No  Yes

**Question 21: Do you consider there is a need for allotments in the parish, and would you wish to rent an allotment if it were to be provided?**

No, not needed   
 Yes, a need   
 No, would not want to rent   
 Yes, would rent

**Question 22: Should there be restrictions on the design or size of new developments including extensions? (This may include factors such as roof height, scale of building on plot, number of buildings on plot, glazing, decking etc., perhaps to avoid affecting neighbours’ visual amenity or privacy, or to help new development fit in with the environment). Please give your views in the space below.**

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**Question 23: Should developers contribute towards community benefits, and if so, what form could these take?**

No  Yes

Tick below as appropriate:

- Affordable housing
- Environmental improvements
- New or improved footpaths
- New or improved play / recreational / sport facilities
- Allotment provision
- Other – please specify

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**INFRASTRUCTURE**

**Question 24: Please indicate your satisfaction with the following services, where received at your household. In the space below, please comment with any improvements you think could be made.**

	Satisfactory	Unsatisfactory
Mains sewerage	<input type="radio"/>	<input type="radio"/>
TV signal reception	<input type="radio"/>	<input type="radio"/>
Broadband connection	<input type="radio"/>	<input type="radio"/>
Mobile phone reception	<input type="radio"/>	<input type="radio"/>



**Question 25:** If a suitable location were provided within the parish, would you use a small centre for limited recycling of green material only, with restricted opening to proven parishioners? Please outline ideas on possible locations. NB centres currently available to use are at Ivybridge or far side of Kingsbridge.

No  Yes

**Question 26:** Should there be restrictions on the development of renewable energy farms for commercial benefit, (excluding renewable energy provision for individual households), within the parish?

No  Yes

## EMPLOYMENT

**Question 27:** Where do family members, in paid employment, mainly work?

At home   
 Within Bigbury   
 Within South Hams   
 Within Devon   
 Elsewhere

**Question 28:** If as an employer within the parish, you have had any difficulty recruiting suitable employees, please give possible reasons below.

**Question 29:** If looking for premises in the parish to start up /expand a business, outline type of property sought and possible location here:

**Question 30:** Do you feel there is a need for new employment opportunities within the parish in these areas?

Tourism activities   
 Small businesses   
 Small scale industry

**Question 31:** Are you interested in doing community (paid or voluntary) work in the parish? Please give any ideas below of activities and help that could be set up, e.g. occasionally visiting the mobile library for someone, helping with a computer query, co-ordinating home deliveries, etc.

No  Yes

## TOURISM

**Question 32:** Do you think there is adequate provision for the needs of tourists in the parish as a whole, e.g. places to eat, toilets? If not, add your comments.

Yes  No

**Question 33:** Do you think there should be limits to further commercial development on the parish's coast? Please add any comments you may have.

No  Yes

**Question 34:** Would you support having Blue Flag status for the beach at Bigbury on Sea?

No  Yes

**Question 35:** Should there be restrictions on more sites for camping, caravans and static homes within the parish?

No  Yes

## COMMUNITY ASSETS

**Question 36:** The following is a list of community assets in the parish. In column 1, tick all those assets your household has used, even if irregularly. In column 2, tick any community assets you think should be protected by restricting their change of use.

St Lawrence Church	<input type="radio"/>	<input type="radio"/>
Bigbury Memorial Hall	<input type="radio"/>	<input type="radio"/>
Playground, St Ann's Chapel	<input type="radio"/>	<input type="radio"/>
Sports Field, St Ann's Chapel	<input type="radio"/>	<input type="radio"/>
Bigbury Golf Club	<input type="radio"/>	<input type="radio"/>
Korniloff Residential Home	<input type="radio"/>	<input type="radio"/>
Stores and shops	<input type="radio"/>	<input type="radio"/>
Post Office	<input type="radio"/>	<input type="radio"/>
Farm Shop	<input type="radio"/>	<input type="radio"/>
Pubs	<input type="radio"/>	<input type="radio"/>
Cafes	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>
Hotels	<input type="radio"/>	<input type="radio"/>

**Question 37:** Would you like to see any of the following recreation facilities developed in the parish? Tick those of interest, and add below your own ideas.

Tennis Courts	<input type="radio"/>
Outdoor Trim Trail	<input type="radio"/>
All Weather Sports Pitch	<input type="radio"/>
Multi-Use Games Area	<input type="radio"/>
Playground at Bigbury on Sea	<input type="radio"/>
More Restaurants/Cafes	<input type="radio"/>
Other (please specify)	

**Question 38:** Are there any health and well-being services your household would support by use, if provision could be made within the parish? (e.g. chiropody clinic or citizens advice sessions at the Memorial Hall). Please outline your ideas below.

Yes  No

**Question 39:** Are there any new community facilities, or extensions of existing ones, that you would like to see developed in the parish? (e.g. mobile services, community-run shop or pub). Please outline your ideas below.

Yes  No

## HERITAGE

Most of Bigbury Village is within a Conservation Area, and the following places in the parish are Grade II listed:

Barn and Malthouse to the North East of Bigbury Court; Barn Range to the South of Coombe Farmhouse; Bigbury Cottage; Bigbury Court; Boundary Stone near Marwell Cross; Burgh Island Hotel; Challons Coombe Farmhouse; Church of St Lawrence including Gate, Piers and Walls; Cleave Cottage; Coombe Cottage; Dovecote, Bigbury Court; East Glebe House; West Glebe; East Knowle; Glen Cottage; Hingston Farmhouse and attached outbuildings; Holdings Houghton Cottage; Holwell Farmhouse; Rose Cottage; Shoal of Furze; St Ann's Well (area 70m south of Holwell Farmhouse); The Pickwick Inn; The Retreat; Turtlefields.

**Question 40:** Do you think there should be more protection for other buildings or structures within the parish? Please add any comments you wish to make.

No  Yes



**Question 41: Have you used the Parish Church for any of the following reasons?**

- Worship
- Baptisms
- Weddings
- Funerals
- Social
- History/Research

**Question 42: The existing graveyard at St Lawrence Church is now reaching capacity. If desired by the parishioners, the Parish has to provide alternative facilities. Would you wish to see the provision of either an extension of the existing graveyard or a newly sited graveyard within the Parish?**

- No  Yes

**ENVIRONMENT**

Bigbury Parish is within the South Devon Area of Outstanding Natural Beauty (AONB), with the southern part of the parish also having Coastal Preservation Status. As part of the Neighbourhood Plan, we need to ensure that the important landscape and the scenic beauty of the whole of the parish is preserved.

**Question 43: What is important to you with regard to the environment and countryside you live in? Tick as many boxes as appropriate for your family:**

- Attractive Scenery
- Wildlife / Nature Conservation
- Opportunities for Walking / Running / Cycling
- Beaches and Estuaries
- Photography / Painting
- Water Sports
- Bird Watching
- Fishing / Angling
- Other, please specify

**Question 44: Do you think that our natural environment is being satisfactorily protected? Please add any comment below.**

- Yes  No

**Question 45: Do you think that we should have any dedicated areas for wildlife protection / conservation in the parish, and if so where?**

- No  Yes

**Question 46: Currently the only protected trees in our parish are those within the Bigbury Village Conservation Area. Would you like to see any of the following:**

Protection extended to trees in other parts of our parish?

- No  Yes

More replacement tree planting in the parish, given Ash dieback problems?

- No  Yes

More of our fields and hedgerows protected?

- No  Yes

**Question 47: Can you suggest any other ways to conserve or improve our wildlife habitats or biodiversity in the parish?**

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**NEIGHBOURHOOD PLAN VISION**

A Neighbourhood Plan Vision is an overarching statement or series of statements, describing what the community wants their Neighbourhood Plan Area – Bigbury Parish – to be like at the end of the plan period (15 years). Please select however many you wish from the list below, (which are in no particular order), or add your own ideas, to show your family priorities for the future of the parish.

- Better protected countryside/wildlife
- Improved environment
- Improved play/sports facilities
- Improved community facilities
- Better protected/enhanced villages
- Better protected/enhanced heritage assets
- More influence over imposition of new builds
- More control of design/quality of new builds
- Improved job opportunities
- Improved roads/road safety
- Improved public transport
- Improved infrastructure
- Improved facilities for elderly/disabled/youth

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**APPENDIX 2: HOUSING NEEDS SURVEY**

Bigbury Housing Survey 2016

**This survey should take no longer than 10 minutes to complete, the results of the survey will assist the community with the Neighbourhood Plan which is currently being prepared.**

1. What is your postcode?

2. What is your local connection to the parish?

- live in the parish
- work in the parish
- immediate family in the parish
- Other (please specify)

3. How many of each age group live in your household

	1	2	3	4	5
0-14 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15 - 18 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
19 - 54 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
55 - 65 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
65 yrs+	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. What type of tenure is your current property?

- privately owned
- privately rented
- shared ownership
- rented from a housing association
- living with parents/family
- tied housing
- Other (please specify)



5. Is this your main home?

- yes
- no

6. Do you rent out your property or part of the property?

- yes
- no
- if you answered yes, please provide further details, is this a long term let/holiday let etc

7. Do you operate a bed and breakfast business in your property or any other property you own in the parish?

- yes
- no
- if yes please specify details.

8. Do you or anyone in your household consider that a move within the parish will be required in the next 5 years?

- yes
- no
- maybe
- if maybe please specify details of who will be moving and number of bedrooms required

9. Do you or anyone within your household consider that a move will be required in the next 10 years?

- yes
- no
- maybe
- if maybe please specify who and number of bedrooms required.



10. If a move is required within the next 5 or 10 years where would you like to move?

- stay in Bigbury parish (assuming the right accommodation is available)?
- elsewhere in the South Hams
- elsewhere in Devon
- Other (please specify)

11. Please state your reason for moving

12. How many bedrooms do you have?

- 1
- 2
- 3
- 4
- 5
- Other (please specify)

13. If you or a member of your family need a move, how many bedrooms would you need?

- bedsit
- 1
- 2
- 3
- 4
- Other (please specify)





14. What type of accommodation would be required?

- bedsit
- houseshare
- house
- flat
- bungalow
- accommodation with support ie sheltered/extra care
- Other (please specify)

15. What type of tenure would future accommodation be?

- privately owned
- privately rented
- self build
- self finish
- shared ownership (part buy/part rent)
- starter home
- housing association rent
- sheltered accommodation
- assisted living/extra care
- care home
- Other (please specify)

16. Would you need any adaptations, if so please specify further detail about your requirements.



17. What is your household's annual income, please note that this information is for affordability purposes only, names and addresses will not be released regarding this information

- £0 - £10,000
- £10,001 - £20,000
- £20,001 - £30,000
- £30,001 - £40,000
- £40,001 - £50,000
- £50,001 - £60,000
- £60,001 +

18. Do you believe that you have sufficient funds to purchase on the open market

- yes
- no
- maybe
- if maybe please specify

19. If you rent your current property, how much do you pay per month?

- £0 - £350
- £351 - £450
- £451 - £600
- £601 - £750
- £751 - £900
- £901 +

20. If you were to rent accommodation in the future, how much would you be willing to pay per month?

- £0 - £350
- £352 - £450
- £451 - £600
- £601 - £750
- £751 - £900
- £900 +



21. Are you registered with Devon Home Choice? (the council's housing register for housing association properties)

- yes (please provide reference number)
- no
- intend to register
- Registration number

22. Are you registered with Help to Buy South West? (the register for home ownership products ie shared ownership)

- Yes (please provide registration number)
- no
- intend to register
- registration number

23. If you wish to move, please indicate timescales.

24. If you have members of your family who wish to move in to the parish, please provide their relationship to you, the type of tenure and size of property which would be sought.

25. If you would like the council or the neighbourhood planning group to contact you in the future please leave your name, address contact number and/or email address. Please note that even if this section is completed, the details of your completed survey will remain anonymous and not shared with the neighbourhood planning group. Thank you for your time.



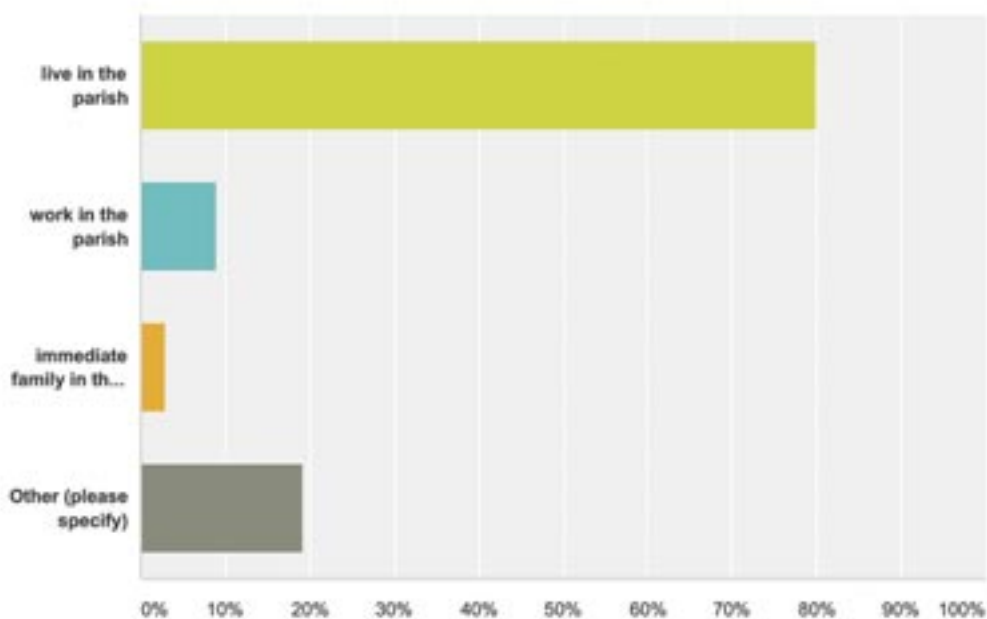
**APPENDIX 2: ANONYMISED SURVEY RESULTS**

**Q1 What is your postcode?**

Answered: 135 Skipped: 1

**Q2 What is your local connection to the parish?**

Answered: 135 Skipped: 1

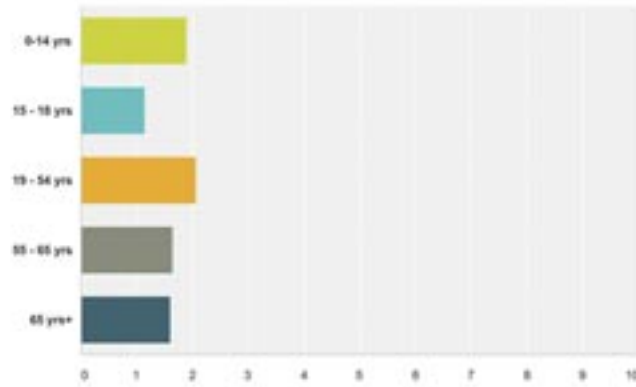


Answer Choices	Responses	Count
live in the parish	80.00%	108
work in the parish	8.89%	12
immediate family in the parish	2.96%	4
Other (please specify)	19.26%	26
<b>Total Respondents: 135</b>		



**Q3 How many of each age group live in your household**

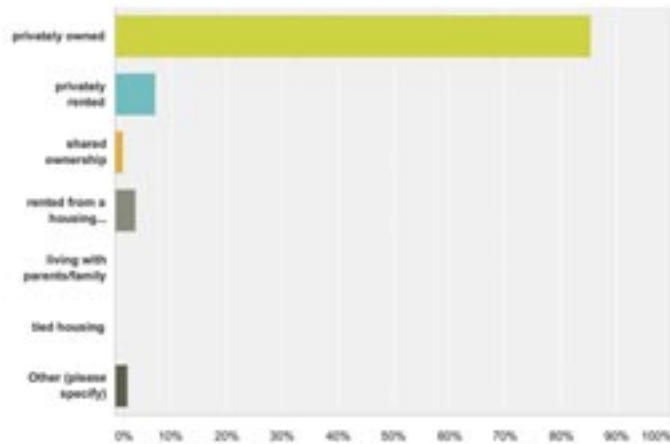
Answered: 133 Skipped: 2



	1	2	3	4	5	Total	Weighted Average
0-14 yrs	26.32% 5	63.16% 12	5.26% 1	5.26% 1	0.00% 0	19	1.89
15-18 yrs	85.71% 6	14.29% 1	0.00% 0	0.00% 0	0.00% 0	7	1.14
19-54 yrs	21.57% 11	62.73% 32	5.88% 3	7.84% 4	1.96% 1	51	2.06
55-65 yrs	45.00% 18	55.00% 20	2.50% 1	5.00% 0	2.50% 1	40	1.85
65 yrs+	48.50% 27	58.21% 30	1.49% 1	8.80% 0	6.00% 0	67	1.81

**Q4 What type of tenure is your current property?**

Answered: 136 Skipped: 2

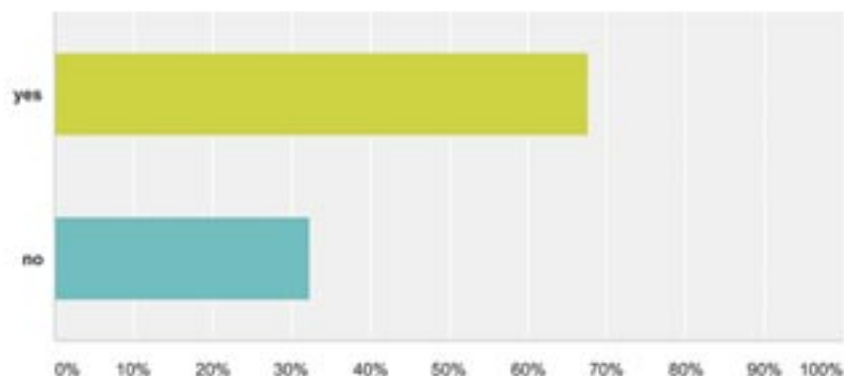


Answer Choices	Responses	Count
privately owned	85.29%	116
privately rented	7.35%	10
shared ownership	1.47%	2
rented from a housing association	3.68%	5
living with parents/family	0.00%	0
tied housing	0.00%	0
Other (please specify)	2.21%	3
<b>Total</b>		<b>136</b>



### Q5 Is this your main home?

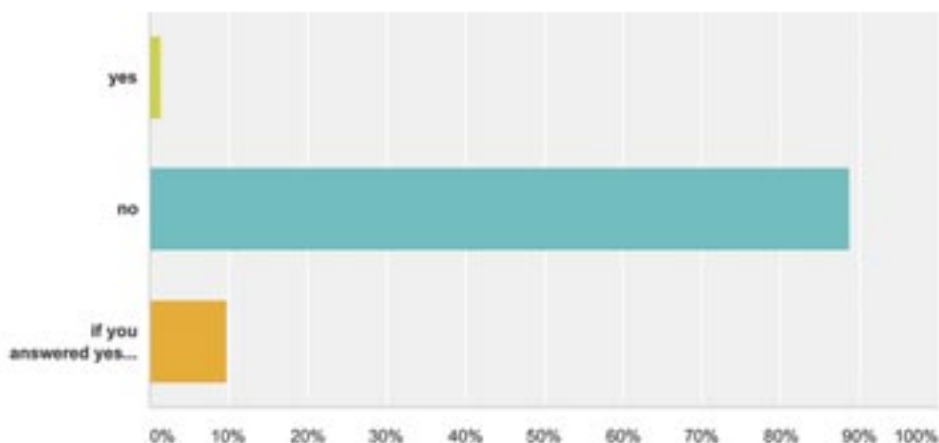
Answered: 136 Skipped: 0



Answer Choices	Responses	
yes	67.65%	92
no	32.35%	44
<b>Total</b>		<b>136</b>

### Q6 Do you rent out your property or part of the property?

Answered: 133 Skipped: 3

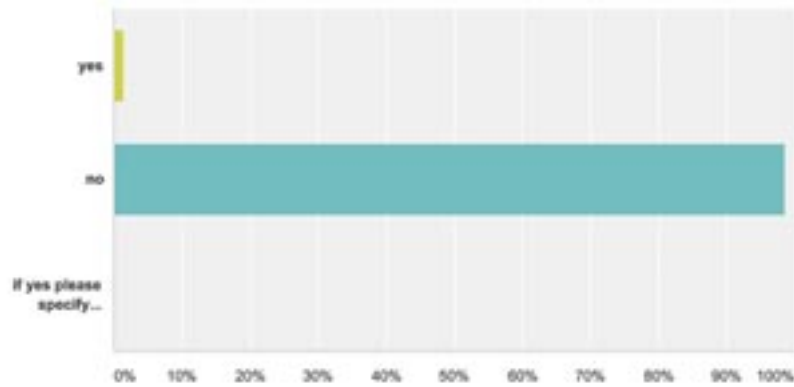


Answer Choices	Responses	
yes	1.50%	2
no	88.72%	118
if you answered yes, please provide further details, is this a long term let/holiday let etc	9.77%	13
<b>Total</b>		<b>133</b>



**Q7 Do you operate a bed and breakfast business in your property or any other property you own in the parish?**

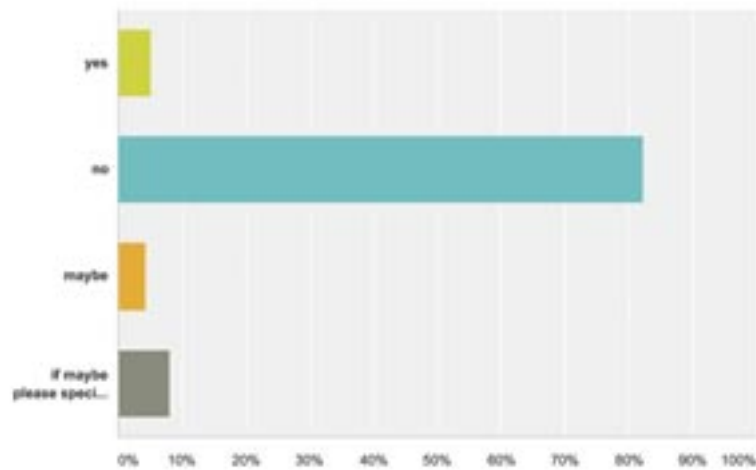
Answered: 136 Skipped: 0



Answer Choices	Responses
yes	1.47% 2
no	98.53% 134
if yes please specify details.	0.00% 0
<b>Total</b>	<b>136</b>

**Q8 Do you or anyone in your household consider that a move within the parish will be required in the next 5 years?**

Answered: 135 Skipped: 1

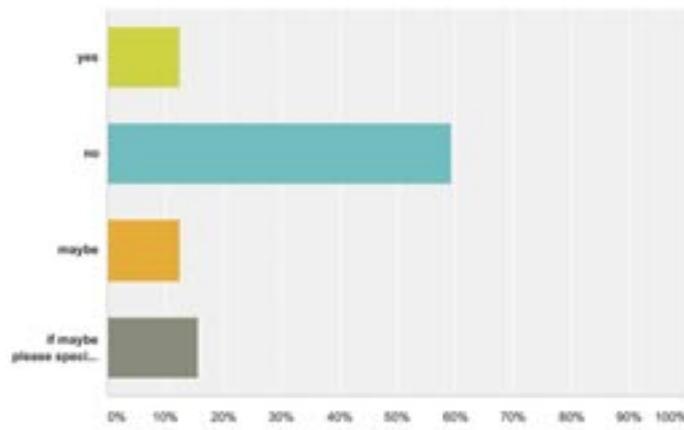


Answer Choices	Responses
yes	5.19% 7
no	82.22% 111
maybe	4.44% 6
if maybe please specify details of who will be moving and number of bedrooms required	8.15% 11
<b>Total</b>	<b>135</b>



**Q9 Do you or anyone within your household consider that a move will be required in the next 10 years?**

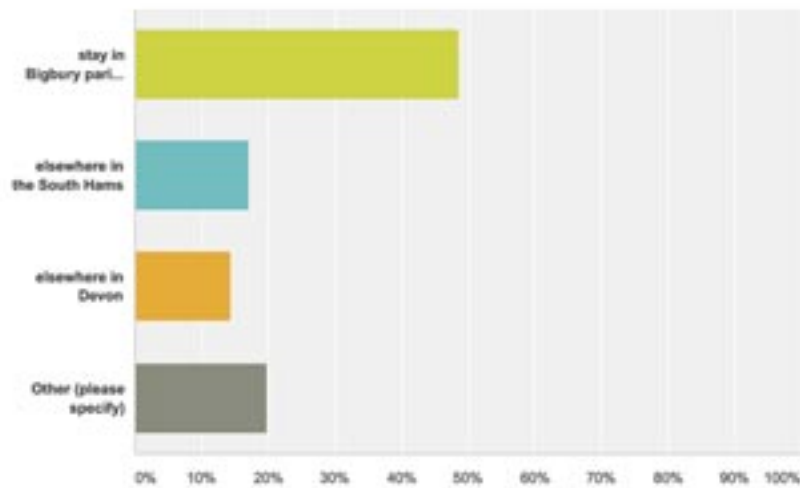
Answered: 128 Skipped: 0



Answer Choices	Responses
yes	12.50% 10
no	89.38% 76
maybe	12.50% 10
if maybe please specify who and number of bedrooms required.	15.63% 20
<b>Total</b>	<b>128</b>

**Q10 If a move is required within the next 5 or 10 years where would you like to move?**

Answered: 76 Skipped: 60



Answer Choices	Responses
stay in Bigbury parish (assuming the right accommodation is available)?	48.68% 37
elsewhere in the South Hams	17.11% 13
elsewhere in Devon	14.47% 11
Other (please specify)	19.74% 15
<b>Total</b>	<b>76</b>



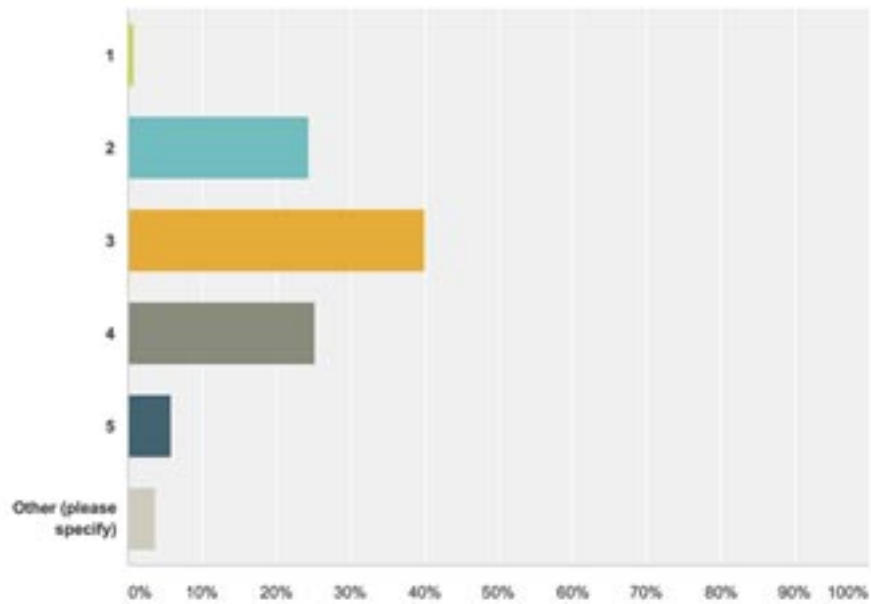


### Q11 Please state your reason for moving

Answered: 56 Skipped: 80

### Q12 How many bedrooms do you have?

Answered: 135 Skipped: 1

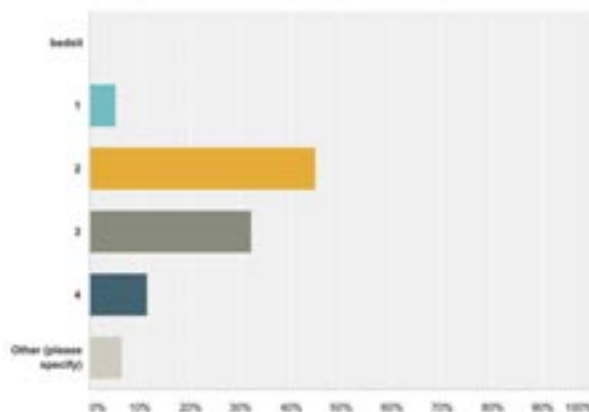


Answer Choices	Responses
1	0.74% 1
2	24.44% 33
3	40.00% 54
4	25.19% 34
5	5.93% 8
Other (please specify)	3.70% 5
<b>Total</b>	<b>135</b>



**Q13 If you or a member of your family need a move, how many bedrooms would you need?**

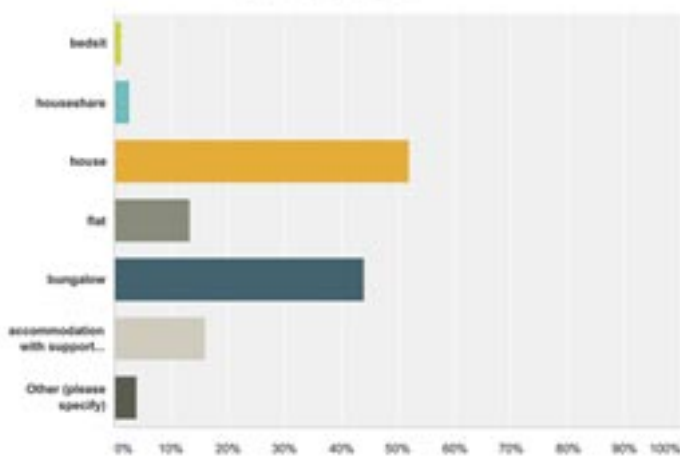
Answered: 78 Skipped: 0



Answer Choices	Responses
bedsit	3.86% 3
1	5.13% 4
2	44.87% 35
3	32.00% 25
4	11.54% 9
Other (please specify)	8.41% 7
<b>Total</b>	<b>78</b>

**Q14 What type of accommodation would be required?**

Answered: 78 Skipped: 0

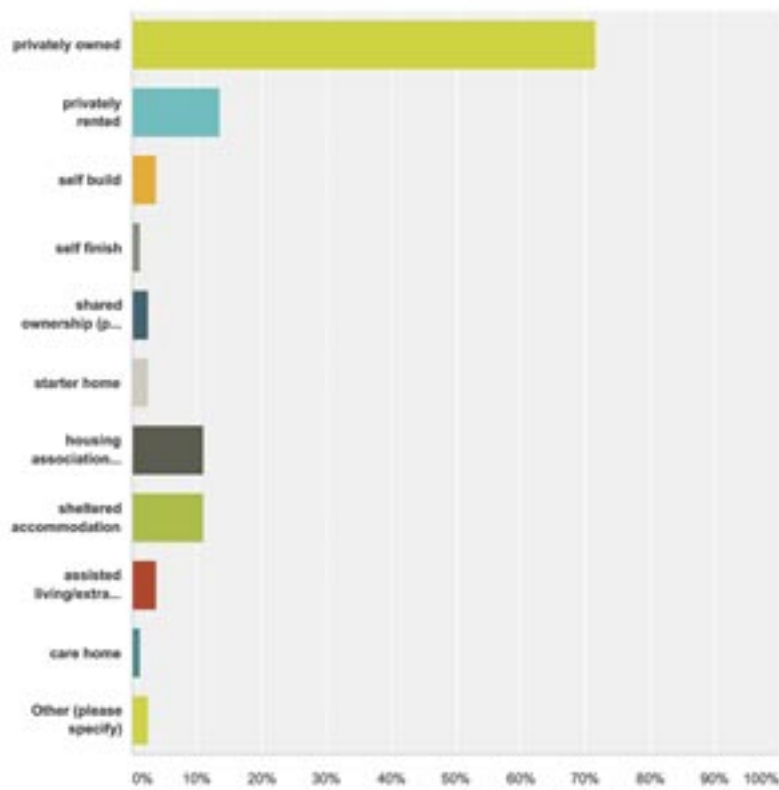


Answer Choices	Responses
bedsit	1.31% 1
houseshare	2.67% 2
house	52.00% 39
flat	13.33% 10
bungalow	44.00% 33
accommodation with support ie shelteredExtra care	16.00% 12
Other (please specify)	4.00% 3
<b>Total Respondents: 78</b>	



### Q15 What type of tenure would future accommodation be?

Answered: 81 Skipped: 55



Answer Choices	Responses
privately owned	71.60% 58
privately rented	13.58% 11
self build	3.70% 3
self finish	1.23% 1
shared ownership (part buy/part rent)	2.47% 2
starter home	2.47% 2
housing association rent	11.11% 9
sheltered accommodation	11.11% 9
assisted living/extra care	3.70% 3
care home	1.23% 1
Other (please specify)	2.47% 2
<b>Total Respondents: 81</b>	

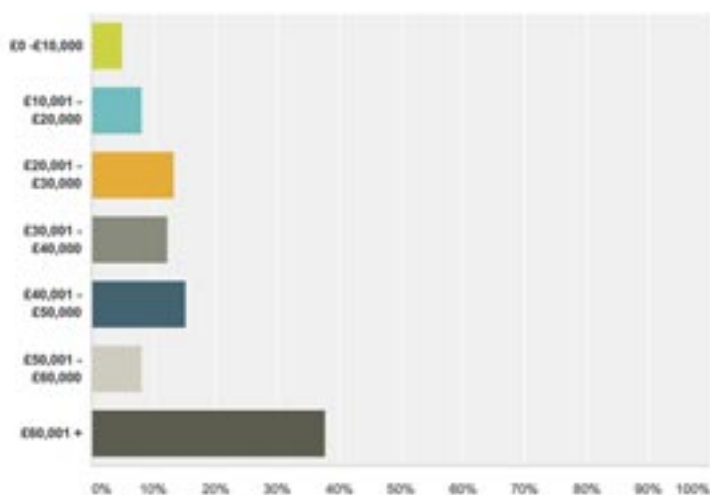


**Q16 Would you need any adaptations, if so please specify further detail about your requirements.**

Answered: 29 Skipped: 107

**Q17 What is your household's annual income, please note that this information is for affordability purposes only, names and addresses will not be released regarding this information**

Answered: 38 Skipped: 38

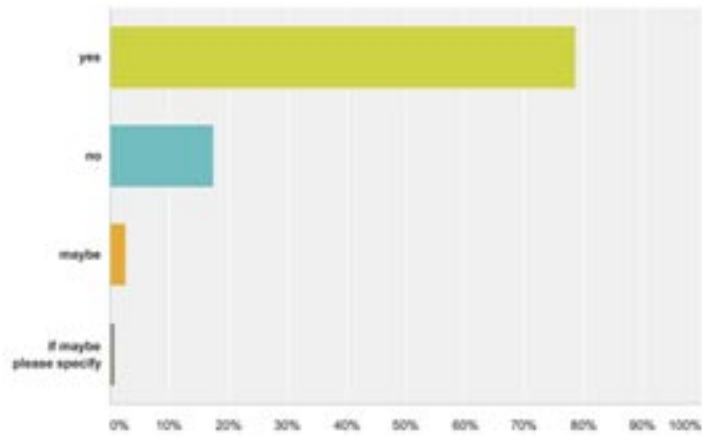


Answer Choices	Responses
£0 - £10,000	5.10% 5
£10,001 - £20,000	8.16% 8
£20,001 - £30,000	13.27% 13
£30,001 - £40,000	12.24% 12
£40,001 - £50,000	15.31% 15
£50,001 - £60,000	8.16% 8
£60,001 +	37.76% 37
<b>Total</b>	<b>98</b>



**Q18 Do you believe that you have sufficient funds to purchase on the open market**

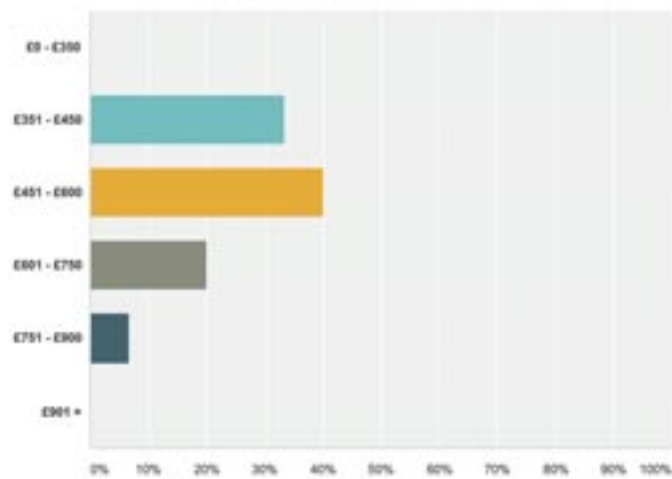
Answered: 108 Skipped: 28



Answer Choices	Responses	
yes	78.7%	85
no	17.6%	19
maybe	2.7%	3
if maybe please specify	0.9%	1
<b>Total</b>		<b>108</b>

**Q19 If you rent your current property, how much do you pay per month?**

Answered: 15 Skipped: 121

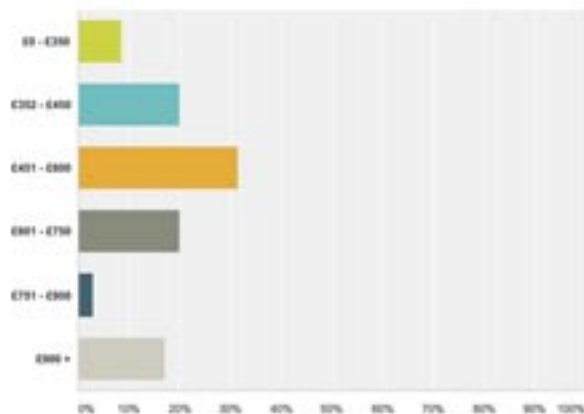


Answer Choices	Responses	
£0 - £350	0.0%	0
£351 - £450	33.3%	5
£451 - £600	40.0%	6
£601 - £750	26.7%	4
£751 - £900	6.7%	1
£901 +	0.0%	0
<b>Total</b>		<b>15</b>



**Q20 If you were to rent accommodation in the future, how much would you be willing to pay per month?**

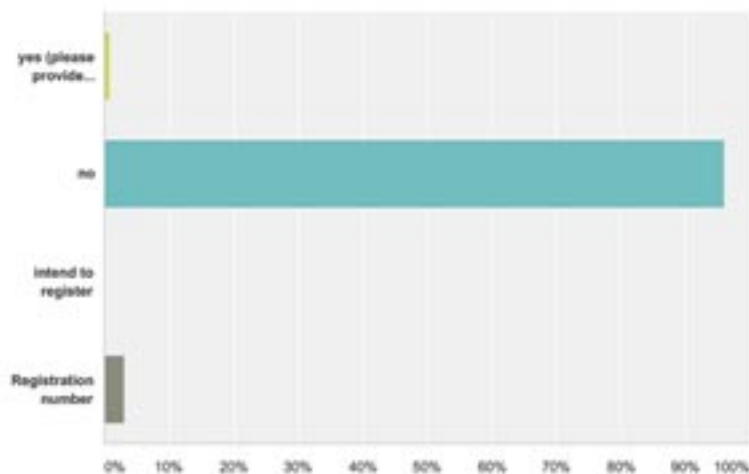
Answered: 35 Skipped: 101



Answer Choices	Responses	
£0 - £200	8.57%	3
£202 - £400	28.57%	7
£401 - £600	31.43%	11
£601 - £750	28.57%	7
£751 - £900	2.86%	1
£900 +	17.14%	6
<b>Total</b>		<b>35</b>

**Q21 Are you registered with Devon Home Choice? (the council's housing register for housing association properties)**

Answered: 128 Skipped: 10

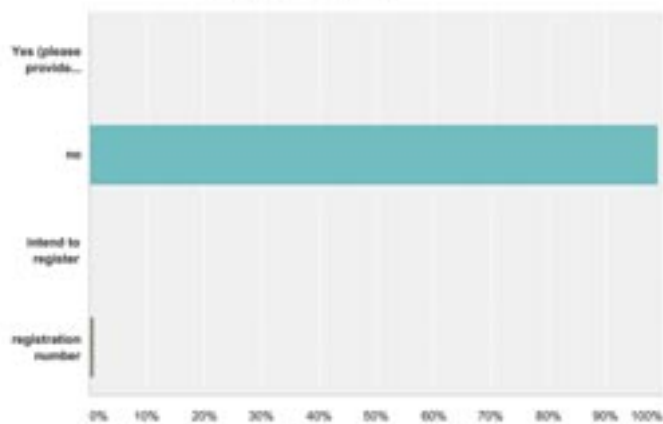


Answer Choices	Responses	
yes (please provide reference number)	0.79%	1
no	96.03%	121
intend to register	0.00%	0
Registration number	3.17%	4
<b>Total</b>		<b>128</b>



**Q22 Are you registered with Help to Buy South West? (the register for home ownership products ie shared ownership)**

Answered: 125 Skipped: 11



Answer Choices	Responses	Count
Yes (please provide registration number)	0.80%	0
no	99.20%	124
intend to register	0.00%	0
registration number	0.00%	1
<b>Total</b>		<b>125</b>

**Q23 If you wish to move, please indicate timescales.**

Answered: 22 Skipped: 114

**Q24 If you have members of your family who wish to move in to the parish, please provide their relationship to you, the type of tenure and size of property which would be sought.**

Answered: 8 Skipped: 128

**Q25 If you would like the council or the neighbourhood planning group to contact you in the future please leave your name, address contact number and/or email address. Please note that even if this section is completed, the details of your completed survey will remain anonymous and not shared with the neighbourhood planning group. Thank you for your time.**

Answered: 4 Skipped: 132



### APPENDIX 3: RESULTS OF NEIGHBOURHOOD QUESTIONNAIRE

**BIGBURY PARISH NEIGHBOURHOOD PLAN QUESTIONNAIRE RESULTS 2016 / 17**

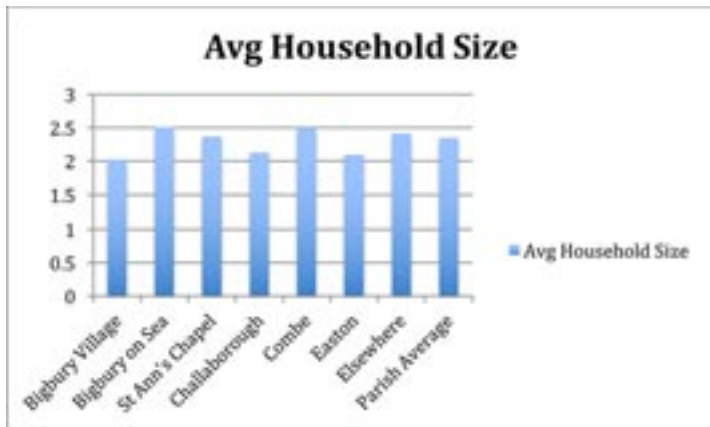
**SUMMARY OF DATA**

390 questionnaires were distributed to every household in the parish December 2016. 190 were completed and returned by the first week of January 2017, giving a response level of 41%.

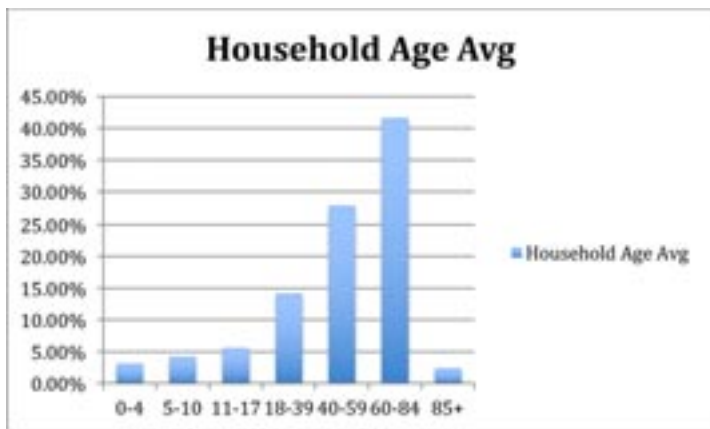
This is a summary of the data received; a detailed analysis is available on request.

**Your Household's Background**

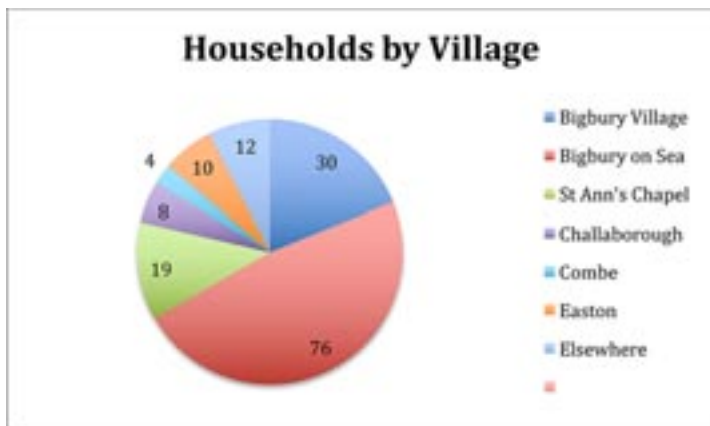
Average size of household is 2.35, which would give a possible calculated parish resident population of 916.



The largest age group reported was 60 + years at 44.12%



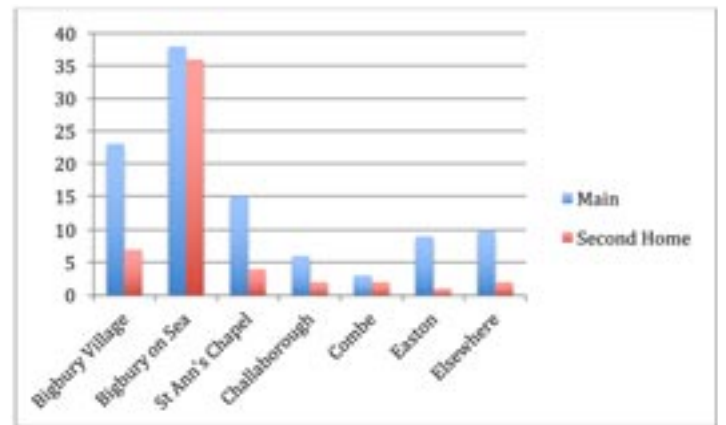
The largest number of returned questionnaires was from Bigbury on Sea



Residents have lived in the parish for an average of 15.7 years.



The ratio of main to second home residences across the parish is 65%, however in Bigbury on Sea the ratio is just 50%.



**Transport**

98.7% of households own or have access to private transport.

18.24% of households use or have used the Friday bus to Plymouth with 28.93% using private taxis and only 3.77% use or have used the Car Fare Scheme.

39.62 % would support an improved service of a Saturday bus link to Modbury, with 34% interested in a bus to Ivybridge and 21% for a bus to Lee Mill.

**Road Safety**

Speeding, unsafe junctions and poor road condition were of particular concern to residents. A number of residents mentioned that visitors to the parish (especially commercial vans) drove too fast on our roads.

42% stated that speeding was of concern, particularly through St Ann's Chapel.

26.42% reported the junction at St Ann's Chapel is unsafe and a further 17% have concerns about the safety of Harraton Cross (outside the parish).

41% stated that poor road condition (especially pot holes) was of concern, in particular 'The Tidal Road' condition. Mud, roads prone to flooding (due to poorly maintained drains blocked with debris, mud and hedgerow cuttings). Poorly maintained or insufficient signs were also an issue.

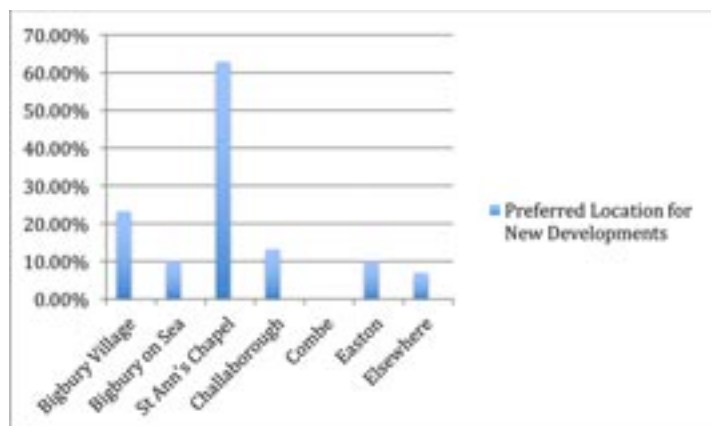
35% of households would like more restrictions on large coaches and mobile homes being transported or driven through the parish.

33% of residents thought that a facility for secure bicycle parking at the Bigbury on Sea main car park would be an asset.



### Housing and New Building Development

Residents were asked where they considered would be the best location for new housing developments of 10 to 20 dwellings should be. 62% said that St Ann’s Chapel was preferred given the facilities available (shop, pub etc.)



62% of households supported village development boundaries particularly in Bigbury Village and Bigbury on Sea.

80% of households think there is a need for affordable housing to be provided for parishioners or those who have some connection with the parish.

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

66% think there is a need for specialised or assisted living within the parish.

### New Housing Design

A high number of comments were received regarding the design or restriction on the designs of new developments / properties / extensions within the parish.

49% think new developments 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 height (ridge height) should be restricted, especially on the coastline.

17% think that Planning Regulations and AONB restrictions are not being correctly applied.

13% of households are concerned at the size (footprint) and scale of individual new developments.

11% do not approve of single dwellings being replaced with 2 – 4 houses without adequate outside space or garden.

63% of households think that developers should contribute to provision of affordable housing, and environmental improvements, with 45% think that new or improved footpaths should be provided around new developments.

### Infrastructure

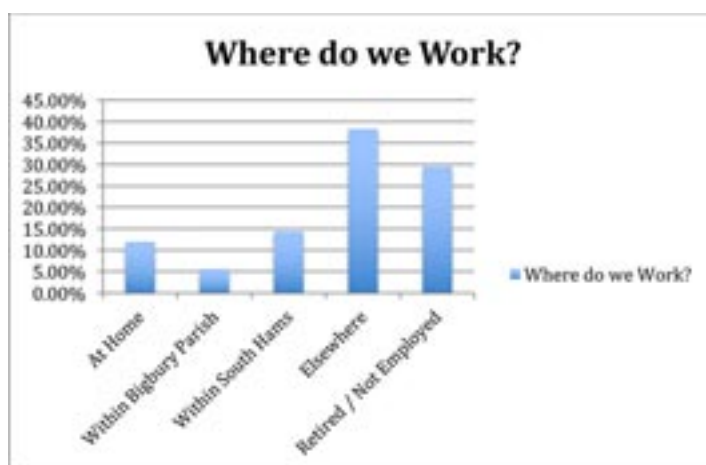
Quality or lack of Broadband was of particular concern at 73.5% with 73% complaining of poor or lack of a mobile signal. Both of which comments were received stating that running a business or working from home would be difficult.

Households in Bigbury Village mentioned lack of sewerage facilities. Households in Bigbury on Sea stated sewerage was poor. Major concern was expressed whether the current systems could cope with increased developments.

72% of households thought that there should be a restriction on the development of commercial renewable energy farms within the parish.

### Employment

Households work or are employed in the following areas:



38.36% work elsewhere, but this number is influenced by the high proportion of second homes in the parish thereby people working closer to their main residence.

Residents think there is a need for further employment facilities within the parish, 56% say better infrastructure to help the establishment of small businesses would be an asset. However, poor Broadband and lack of public transport for employees is a major issue.

38% said they would like to see more tourism employment opportunities.

### Tourism

Tourism is recognized as a major factor in the prosperity of the parish. 62% think that there is inadequate provision for the needs of tourists with the lack of indoor eating facilities at Bigbury on Sea or a public house on the mainland.

48% of those who commented stated that the reinstatement of the Bay Café or a café / pub / indoor eating / drinking facility that opens during the days and in the evenings all year is desperately needed. This type of facility is also commented in the section for community assets.

18% expressed that the Royal Oak or a smaller version should re-open in Bigbury Village. This is also commented on in community assets with a lot of interest in community run pub / shop / café.

84% of households said they would support establishment of Blue Flag Status at Bigbury on Sea beach.

81% of residents expressed a need to restrict development of the coastline with 75% saying that there should be a restriction on more caravan / camping sites.

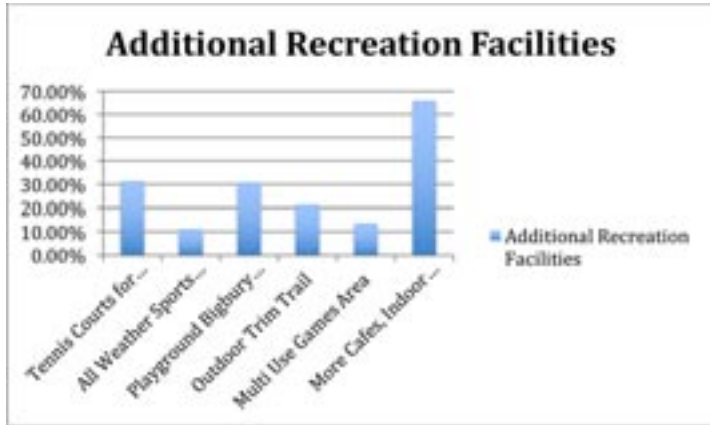
### Community Assets

The following assets are used. There is a need for protection by restricting change of use in the planning approval process:

	Used	Need Protection
St Lawrence Church	65%	58%
Bigbury Memorial Hall	79%	57%
St Ann’s Playground	42%	54%
St Ann’s Sports Field	32%	53%
Bigbury Golf Club	60%	45%
Korniloff Residential Home	20%	37%
Stores / Shops	97%	62%
Post Office	95%	66%
Farm Shop	67%	30%
Pubs	92%	55%
Cafes	87%	51%
Restaurants	71%	40%
Hotels	30%	34%

Households commented on the need for more recreation facilities in the parish. Top of the list was a need for indoor eating / refreshment.





Residents also expressed a need for local health / well-being services with a chiropody clinic top of the list, followed by Citizens' Advice and Keep Fit classes.

Households were asked if they would like to see additional community facilities. 46% said yes with the following comments / suggestions:

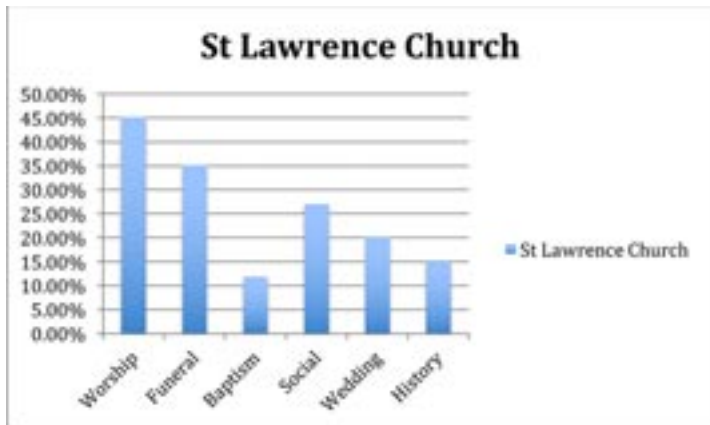
Community shop 16.5%

Community pub / café / shop in Bigbury on Sea 16.5%

**Heritage**

37% of returned questionnaires said that there should be more protection for old buildings / structures within the parish, with Warren Cottage at top of the list at 11.5% and The Pilchard Inn second at 4.4%.

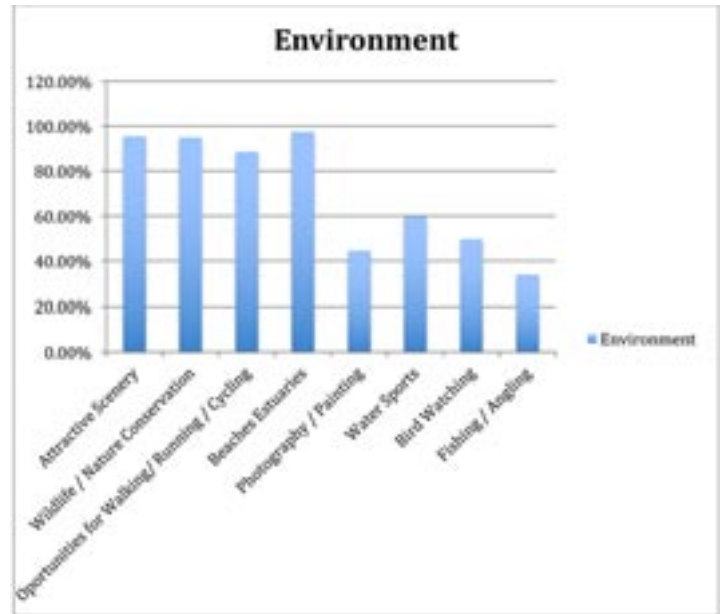
St Lawrence parish Church is used as follows:



74% of the households expressed a need for the existing graveyard at St Lawrence to be extended.

**Environment**

Residents were asked what was important regarding the environment and countryside they live in with the following results:



Households were asked if the local environment is being adequately protected or needs protection.

61% considered that there is adequate protection although some people suggested having dedicated wildlife protection along the Tidal Road and at Cockleridge (7.7%). Again, comments were made that AONB and other planning policies are not being properly enforced with regard to new development.

**Tree Protection**

53% said that more trees within the parish should be protected with 76% saying trees should be re planted if removed due to development and Ash Dieback.

77% expressed that hedgerows and in particular Devon Banks should be protected or replaced if removed during development.

Finally people were invited to suggest other ways our local environment should be protected.

People complained regarding poor litter bin collection and lack of litter bins in Bigbury on Sea especially in the tourist season.

Comments were also received regarding wildlife protection with more organic farming and encouragement for wildlife friendly areas.



## APPENDIX 4: RESULTS OF HOUSING NEEDS SURVEY

### Bigbury Parish Housing Needs Report

#### Introduction

During the months of December 2016 and January 2017 a Housing Needs Survey was undertaken by South Hams District Council on behalf of the Bigbury Parish Neighbourhood Plan Steering Group (NPSG). The NPSG requested the survey to assist with their evidence gathering for the parish's Neighbourhood Plan.

The survey was distributed by hand to 390 households within the Parish of Bigbury, this included St Ann's Chapel and Challaborough. In the Parish of Bigbury, the Council is aware of 122 properties which are classed as second or unfurnished homes. This equates to 32.11% of the housing stock within the parish. The information was anonymised: all names and addresses were removed from data supplied to the NPSG with the exception of the names and addresses of those people wishing to know about the future neighbourhood plan.

Respondents were offered the opportunity to complete the paper survey and return this in the Ballot Box that was located at Holywell Stores. A small amount of surveys were returned direct to South Hams District Council and to the chairman of the steering group.

#### Survey Aims and Objectives

The survey was aimed at both private sector and affordable housing needs within the parish. The survey asked for responses from all households within the parish, regardless of ownership or rental status.

The objectives of the 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 within the next 5-10 years
- To establish what tenure and size of property is required in the parish to meet the above needs
- To identify a number of recommendations relating to the existing housing stock and the potential need for new housing stock

How the NPSG will use this information

The information obtained from the survey will form part of the evidence required by the NPSG to formulate housing policies for the parish's Neighbourhood Plan. The full breakdown of answers is included at appendix 2, all personal data has been removed from the information which is publicised.

This report was prepared in March 2017 and it should be noted that the information provided is a headline figure only, as housing needs are constantly changing. The responses to the survey should be treated as a snapshot in time. For this reason, it would be advisable to revisit the results within the next 3-5 years depending on changes within the market, local needs and requirements. For affordable housing needs, the Devon Home Choice and Help to Buy housing registers should also be consulted for the current levels of housing need and turnover of properties.

#### Survey Findings

Out of the 390 surveys that were distributed throughout the parish, 135 responses were received. This equates to a return rate of almost 35%, which is considered to be very good in terms of responses for a survey of this nature.

This report is broken down into 6 sections:

1. Current housing
2. Housing needs over the next 5-10 years
3. Future affordable housing provision
4. Future open market housing provision
5. Conclusion
6. Appendices

#### 1. Current housing

Of the responses received, 80% were from those who lived, worked, and had family connections in the parish. There were also responses from

second home owners which totalled 20%. The substantial number of second homeowners was not surprising, but reflects the high proportion of second homes in the parish, the district council records show this being 32% of second or unfurnished empty homes. Only 1 respondent lived elsewhere, but had immediate family living in the parish.

Of the 135 responses, almost 9% were from those who worked in the parish. It may therefore be concluded that people were either retired, not in work, or commuted outside the parish for employment. It should be noted that 27 of households that took part in the survey consisted of people who had a member of their household in the over-65 age group. The bar chart at appendix 2 reflects the age demographic of people living in the parish.

#### Current property type and tenure

An overwhelming 85% of respondents were owner-occupiers, with 10% renting in the private sector and 4% from a housing association. There was only 1% of respondents living in shared ownership accommodation. There were no responses from people living with parents or family, this suggests that some further work may need to be carried out in this area by the NPSG as there is usually a number of people who may be in this position.

Of the responses 68% stated that their home in the parish was their main home and 32% stated that this was not their primary residence. There were a number of responses from people who stated that they let out part of their main home for holiday rentals and 2 responders stated that their home was used for B&B purposes.

Of the respondents, 34% lived in properties that have 4 or more bedrooms, which is similar to other areas in the South Hams where properties tend to be on the larger side, in comparison 25% lived in smaller 1 or 2-bedroom properties. There were a number of answers which stated that they had 5 or more bedrooms and the number of bedrooms has been provided.

#### 2. 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 over 50% gave age/health related reasons, including the need to downsize or move to a locations that was on a bus route as a reason. Only one response stated that a larger 4 bed house was required.

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 responses that stated that they would need to move, a reason was given. Out of the 16 responses 9 stated that they would need to move to a 1 or 2 bed property. Given the other answers throughout this survey it could be assumed that they wished to down size. The remainder of the responses gave health related reasons for a move. Interesting to note that no one stated that they required larger accommodation.

It is worth noting that the majority of the above responses were from people who were in the over-65 age group. In terms of not wishing to move in the next 5 years, 82% stated that they would not need a move but when asked about the next 10 years, 58% stated that they would consider a need to move.

Of those who considered a move in the next 5 – 10 years we asked where that move would be. The answers that were provided were that 49% would stay within the Bigbury parish, 17% would remain in South Hams, 14% would stay within Devon and 19% provided a comment detailing various options which included remaining within Bigbury.

#### Future property type and tenure

Of the responses received, 72% were from people who wished to move into a privately owned property. This is not surprising given that the majority of respondents were current owner-occupiers. There were however responses which stated that some form of affordable tenure was required. This totalled 11% affordable rented property and 5% intermediate home ownership accommodation. 5% of respondents



stated that they would like some form of accommodation which was specifically aimed at the elderly, whether this was through extra care or sheltered accommodation. 4% of the respondents had a desire for self-build or self-finish but it is unclear whether this was to own a property built to their own specification or whether this was to reduce costs.

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%, as they considered their current accommodation would be too large for their needs. In addition to this 16% stated that they would like designated properties for the elderly. In terms of actual houses 52% would be seeking this type of accommodation. These respondents appear to currently live in the larger 4+bedroom houses.

Affordability of their current home was not an issue and they considered that they had the financial means to buy a new property. Of these responses 85% felt that they had the financial means to buy alternative accommodation if it became available and 18% stated that they would not have the financial capacity to buy an alternative home. When looking at income levels in the parish 38% of respondents earned £60k plus per annum and just 13% earned £20k or less per annum. This is a large disparity in affordability.

In terms of rental accommodation, there were 11 respondents who wished to privately rent in the parish; and 9 respondents who wished to move to housing association rental properties. Of those who wished to move to private rental accommodation 11 responders stated they could afford rents of £451-600 per calendar month (pcm), 7 stated £601 – 759 (pcm) was the price they would pay and 7 stated that over £751 (pcm) was in their price range. Of those wishing to move to housing association properties in the parish, it is also necessary to consult the Devon Home Choice and Help to Buy housing registers.

### Devon Home Choice

The Devon Home Choice (DHC) housing register advertises council and housing association owned properties available to rent in Devon. The register categorises applicants in bands depending on their priority need see appendix 3 for details of how the banding system works. There are currently 17 households in the parish already registered with DHC, as shown in the below table, this includes the bedroom need and level of priority. These people currently have Bigbury within their address and their area of preference. There may be people living outside of the parish who wish to return or live in the area due to work, previous residence or family connections. Applicants in Band E (no housing need) may be adequately housed but may have insecure private rented accommodation or are finding the rent too expensive.

Bedroom need	Band B	Band C	Band D	Band E	Grand Total
1			4	9	13
2	3	1	3	1	8
3					0
Grand Total					21

In response to the survey, there were 5 respondents who stated that they were already registered with DHC and provided their reference number. Therefore it is clear that not everyone who requires an affordable rented home completed this survey. It should be noted that this survey and the Devon Home Choice register both need to be considered when assessing housing needs.

It is important to keep these figures under review as they frequently change and do not include those living outside the parish who meet the local connection criteria and wish to return. The above information should therefore be treated as a snapshot in time to meet local need for those currently registered.

### Help to Buy

Help to Buy is a government scheme aimed at people with small deposits to buy a home either directly from a developer or some forms

for shared equity, lower than market sale property. There are currently 2 households living in the parish on the register for properties and another 250 households are on the register from the South Hams who have indicated that they would like to remain in the District. However, this number is quite misleading as the likelihood is that people have stated that they would like to live anywhere in the South Hams, and the parish will be included in this data. It is therefore reasonable to accept that there are just 2 households on the register who would qualify for the scheme who meet the local connection criteria, i.e. who lives and/or works and/or has immediate family in the parish.

Of the survey responses, only 1 respondent stated that they were already registered and they have provided their reference number. Again, we would recommend reviewing these figures in 12 months' time to ensure that this information has not changed. This register also needs to be considered when assessing need.

### 3. Future affordable housing provision

The existing affordable housing provision in the parish is all rented accommodation owned and managed by Devon and Cornwall Housing Association, and South Devon Rural Housing Association. All former council owned housing, not detailed in the table below, has been sold through the Right to Buy and there is no provision for any other types of affordable housing in the parish, for example, shared ownership or intermediate home ownership, such as, discount market sale.

The current affordable housing provision is as follows:

General Needs:	St Ann's Chapel	16
	Bigbury	1

There are 17 'general needs' properties suited to families; none of which are designated to older persons. The parish does not have any properties for single persons of any particular age group.

Subject to further investigation, if requested by a current tenant, the Council can offer financial incentives for people to downsize. The purpose being to make best use of the existing affordable housing stock. The survey did not identify if there were people who were under or over occupying their housing association homes.

### Recommendations for new affordable housing provision

In order to determine the level of new affordable rented housing provision needed in the parish, it is necessary to look at turnover or vacancy rate of the existing rental properties. The number of properties that have become vacant and re-let since 2012 is 3 properties. One 2 bed property became vacant in St Ann's Chapel in 2014 and one 2 bed house in 2014 and one 3 bed house in 2012 became available in Bigbury. There have been no new affordable houses in the area. This equates to an average of less than one vacancy per year. Please note that there have not been any vacancies since 2014 according to the report from Devon Home Choice.

Therefore, taking into account the 21 households we know are currently in need (registered with DHC) of rental accommodation, the 9 people who state that they would require housing association accommodation in the survey and given the turnover rate (less than 1 vacancy per annum), plus the 1 applicant who we know qualifies for the Help to Buy scheme, the recommended level of new affordable housing provision for the parish over the next 5 years is as follows:

#### Affordable rented

- 4 x 1 bedroom general needs
- 10 x 2 bedroom general needs
- 2 x 3 bedroom general needs

#### Discount market/shared ownership

- 3 x 2 or 3 bedroom property

These figures are based on the responses to this survey, the projected turnover of current stock and the current registrations on Devon Home Choice. We know there has been a limited turnover of 'general needs' family accommodation therefore the recommendation for more one and two bedroom 'general needs' properties. There also has to be some degree of speculation as to whether people will move on before any accommodation becomes available so as to avoid the oversupply of



affordable housing stock, as the intention is to provide for local people. The parish may also wish to look at developing a local lettings policy to ensure that any future relets on the current properties are extended to Band E for local people before allocating beyond the parish. Band E is for people who are assessed as adequately housed, but living in costly private rental accommodation.

Most importantly, any new properties that are developed as part of the Neighbourhood Plan should be bound by a legal agreement to ensure that local people are prioritised for any affordable housing. This will include any households that are registered in Band E, no housing need.

**4. Future and current open market requirements.**

**Adaptations**

Respondents were asked if there were any adaptations which were required to their home. One respondent stated that they needed a bungalow and 3 stated that they needed bathroom adaptations such as walk in showers or wet rooms. It is also clear from the responses that this was not something which warranted action at present as most people did not know if this would be required in the future.

**Properties to rent**

There is a shortage of rental properties in the parish, particularly properties that families can afford to rent. When looking at Right Move (March 2017), there are currently zero properties available for the private rented market, 14% of people who stated they may wish to move indicated that this was their tenure of choice. Therefore households may have to move away from the parish as there is little option for them to be able to rent in the area. It is always difficult to ascertain how many local people have had to move away from an area because they cannot afford to rent (or buy).

Responses to the survey evidenced that the majority of rents in the parish were relatively reasonable, with the majority of respondents' rents being below £650 pcm. This maybe because respondents were in housing association properties, tied accommodation, living with relatives or had some alternative arrangements in terms of the rent charged. There were responses from 4 households that were paying above £701 pcm but it is unclear whether this was affordable to them or whether there was a reliance in full or part to use local housing allowance (housing benefit). At the time of this report, as there were no properties available to rent on the open market on Rightmove, it was felt that the surrounding locations should be looked at. When looking at a 3 mile radius it showed that there were 5 properties to rent. Two of these properties were almost £800 pcm and 3 were almost £1300 pcm.

If the above rental figures are a true reflection of the current market rate in the parish and surrounding 3 mile radius, then it is clear that the private rented sector is not meeting the needs of people who are on low incomes and are reliant on benefits, either in whole or in part, to meet their housing costs. This could therefore impact on young families who are trying to rent private accommodation within the parish. The table below shows how the Local Housing Allowance works: for example, anyone claiming housing benefit for a 3-bedroom property can claim up to £663.08 pcm, but must pay anything above that amount.

Room requirement	Weekly	Calendar monthly
Shared room rate	£63.50	£275.16
1 bedroom	£96.91	£419.94
2 bedroom	£128.19	£559.49
3 bedroom	£153.02	£663.08
4 bedroom	£192.24	£833.04

**Sheltered/assisted living accommodation**

There were 12 responses that stated that extra care/sheltered accommodation was their choice of future housing. It was not clear from the survey whether this was to own privately or if this was rented accommodation. There is no current provision for this type of property in the Parish but it is also worth noting that a scheme of 12 units of accommodation for extra care or sheltered accommodation is likely to be unviable. The funding which is potentially available to deliver this type of scheme is usually for much larger numbers. This type of scheme would also need to be considered by health and Devon County and a strategy is produced by them to decipher where future schemes should be developed.

**5. Conclusion**

It is clear that there is a disproportion between those over the age of 65 and those in other age groups living in the parish. If the community wishes to address its unbalanced age demographic in their Neighbourhood Plan, then the provision of additional affordable and rental housing for young families/couples and more reasonably priced 2 and 3-bedroom housing of mixed type and tenure and/or self build plots is needed. There is also a need to address, in particular the single persons accommodation for affordable needs. By encouraging younger people to the area, this will ensure the sustainability of the parish all year round and not just during the peak holiday period. The NPSG should also consider the needs of its ageing population and, in particular, the feasibility of providing sheltered/assisted living accommodation in the parish and/or retention of a reasonable proportion of bungalows which are more suited to adaptation for disability.

It is recommended that the NPSG look to enable a scheme of no more than 10 - 12 units, potentially using the Village Housing Initiative if a 100% affordable housing scheme is not achievable. This will ensure that a balance of property size and tenure is provided and will avoid the oversupply of affordable housing in the area. There are various initiatives and potential funding streams that may be available to deliver this type of scheme. However, it is important to note that the Parish has a sensitive land designation. Therefore if an application was to come forward using open market properties to subsidise the affordable properties, this should not exceed the number of homes needed overall. The community will need to understand that the affordable housing element may be reduced by 3 or 4 properties in order to deliver affordable housing. It is therefore important to re-iterate that any development could only be provided to meet the affordable housing need. Various ways of providing housing could be considered and the affordable housing team would be happy to discuss this further.

**6. Appendices**

- Survey questions - Appendix 1
- Anonymised Survey results - Appendix 2
- Explanation of Devon Home Choice Bands - Appendix 3
- Local allocations policy - Appendix 4
- Right move print out - Appendix 5

Any further information about this survey can be obtained by contacting: Alex Rehaag – alex.rehaag@swdevon.gov.uk - (01822) 813722



## APPENDIX 5: REPORT RELATING TO SITE SELECTION

### 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 Help 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.

#### 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.





## APPENDIX 6: REPORT ON MEETING HELD ON 10.11.18

### Neighbourhood Plan Progress Report 14 November 2018

#### Community-led housing scheme

A community event was held at the Memorial Hall on Saturday, 10th November 2018 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 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](mailto:valeriescott@bigbury.net)



**APPENDIX 7: ST ANN'S CHAPEL VILLAGE STUDY**

**St Ann's Chapel**

**Assessment of local housing characteristics, community amenities and facilities to assist with the Bigbury Neighbourhood Plan.**

**St Ann's Chapel Introduction:**

The village is arranged around the central features of the Pickwick Inn, Holywell Stores and a few older original houses such as Little Coombe. The B3392 is intersected here with the roads to Aveton Gifford and Ringmore forming the central hub of the village.

The Pickwick Inn with its Grade 11 listed status is the main focal centre with other local facilities all being close by and to the East of the B3392 including Bigbury Memorial Hall and car park, Holywell Stores and car park, Coastguard Station, playground and football pitch.

The Pickwick Inn was an 'old coaching inn' on the road between Aveton Gifford and Ringmore where people stopped to use the facilities of the holy well. At the beginning of the 20th century there were only a few cottages in this hamlet, including the local constabulary and a bakers. The Holywell Stores was built in the 1950s, together with some affordable rented houses at Hilltop and the Memorial Hall.

**Housing Description:**

The houses around the village are essentially modest sized properties comprising mostly traditional 2-storey houses with painted white rendered walls with smaller timber framed windows at eaves level and slate roofs.

The height of the properties is generally quite low with many of the houses actually being 'sunken'. The houses to the SW of the village are lower than the adjacent fields. The roofs are mostly hipped with some gable ended and some with dormer windows.

Some typical Devonshire features can be seen around the village including curved corners to the building and large dominating chimney breasts.

Sea views are a feature of many properties to the SW of St Ann's Chapel which has helped make this an attractive area to live and stay. This aspect should be protected as a current amenity to retain the character of the village.

The general mix of properties includes both detached and terraced houses with a few bungalows scattered around the village.

A large part of St Ann's Chapel comprises rented housing association properties in Hilltop, where the more recently built (12 year old) semi-detached houses reflect the style and size of the original houses. The walls have tile hung upper sections with painted render walls below. They also have hipped slate tiled roofs and white window frames. Hilltop generally has small gardens with large open spaces between them.

**Assets and Amenities:**

There are several areas and features around the village of distinct character which should be preserved. Some of these are identified below.

The tree lined lane to Holy Well Farm provides a natural habitat for wildlife and links Hilltop to the village with a footpath. Unfortunately nothing visible remains of the original well.

The courtyard to the side of the Pickwick Inn has unusual buttresses supporting the grade 11 listed Chapel within the pub. The Chapel in the pub also has some interesting murals and distinct architecture.

The road to Ringmore with the old grade 11 listed cottage adjacent to the pub and Little Coombe form a narrow passageway.

The historic Old Bakery on the road to Bigbury.

Access footpaths around the village with hedgerows providing wildlife sanctuaries.

Bigbury Memorial Hall and coastguard station with car parking.

The children's playground and football pitch to the rear of the village hall with open aspects to the fields beyond. Saxon remains have been



• THE PICKWICK INN

• HOLYWELL STORES



• THE APPROACH FROM RINGMORE

• LARGE CHIMNEY BREASTS ARE VISIBLE



• A MIX OF OLD AND NEW AT HILLTOP



• TREE LINE LANE TO HOLY WELL FARM

• COURTYARD TO THE SIDE OF THE PICKWICK



• BIGBURY MEMORIAL HALL AND COASTGUARD STATION



• CHILDREN'S PLAYING AREA AND PLAYING FIELD



• VIEW ACROSS THE REAR OF THE NEW HOUSES ON THE B392

excavated in these fields which are now protected.

Holywell Stores with its post office, shop and telephone kiosk.

There are many Devon hedges around the village which need protection as they maintain thriving wildlife with many wild flowers.

**Development Sites:**

It has been identified that there is a requirement to accommodate approximately 10 new (mostly affordable) homes in the Bigbury Parish. The only sustainable area for development in the parish was considered to be St Ann's Chapel and as such there were six sites identified by South Hams District Council as possible sites that the land owners were all prepared to sell.

These sites were analysed in detail by the Bigbury Neighbourhood Plan steering group and the pros and cons of each site were explained at a public meeting in the village hall. Each attending member of the meeting was asked to vote for their preferred site.

The preferred site identified is located behind the Holywell Stores car park running down to Holwell Farm.

A new road access would be built from the approach road into St Ann's Chapel adjacent to the newly built houses on the B3392. Vehicles using this new access road would not increase the congestion at the main junction by the shop and Pickwick Inn.

A safe pedestrian route could be provided using the track between Holwell Farm and the Stakes Hill Road to access the Holywell Stores and school bus stop. Pedestrians would be able to walk through the Hilltop development to access the Memorial Hall, playing fields, skateboard area and children's playground.

New development should be small in scale, no more than two storeys, and use materials to match existing dwellings, painted rendered walls, painted timber windows and doors and slate roofs. The recently built terrace of three dwellings on the north side of the Ringmore Road (C252) provides a good example of modern design which fits in well with the appearance and character of the village.

The plan below shows the existing village settlement boundary, local green space and the site identified for affordable housing. The current proposals for this site show a scheme for 13 dwellings of which 8 will be affordable.



• THE VIEW ACROSS THE POSSIBLE DEVELOPMENT SITE AT THE REAR OF HOLYWELL STORES



• ST ANN'S CHAPEL VILLAGE BOUNDARY



### APPENDIX 8: BIGBURY VILLAGE STUDY

#### BIGBURY VILLAGE

##### Introduction and historical context

The village of Bigbury lies roughly in the centre of the parish approximately 2km (one and a quarter miles) from Bigbury on Sea and Challaborough on the coast and about 1km (three quarters of a mile) from St Ann's Chapel. Until the beginning of the 20th century it was the only village in the parish with two small settlements at St Ann's Chapel and Easton. Bigbury on Sea was mainly in fields at that time.

The character of the parish went through a considerable change in the 20th century following the death of the Duchess of Cleveland, who had owned all of the village and the land down to the coast. The land had been in the Cleveland family for many years with her ancestors having built the Manor House, now Bigbury Court, and developed the village, primarily to house agricultural workers.

The village was much larger in size in the 19th century but in the 1870s the population was significantly reduced following the change from the labour intensive arable farming to livestock farming. This also resulted in the construction of many barns within the parish, including those at Bigbury Court, Willings Farm, Easton and Hexdown. Within a period of 40 years the population of Bigbury Village was halved and many of the cottages, particularly lower down the valley, were lost.

The importance of the village was further reduced in the early 20th century following the development of the seaside resort at Bigbury on Sea and, in the more recent post war years, the growth of St Ann's Chapel. St Ann's Chapel was extended eastwards along the Stakes Hill road in the 1950s and at the same time a new village hall, The Memorial Hall, was constructed. This replaced the previous village hall, known as The Village Institute, which had been at Bigbury Village.

In addition to the Village Institute Bigbury Village also used to have a school, a blacksmith and wheelwright carpenter, a post office and local store and a public house. The Royal Oak Public House was formed in 1850 replacing the one which had been in Bigbury Cottage on the village green.

In the first half of the 20th century the blacksmith and carpenters was replaced with a car repair garage, petrol filling station and a shop. The post office was moved to this site in the 1960s having previously been in one of the cottages, Wayside, and prior to that in a cottage on the village green, Old Post.

All of these local services have now been lost. However, the shop is now used as a beauticians and hairdressers. The Royal Oak, although closed at the time of the survey may reopen in accordance with the plans and planning statement submitted with the application for the development of four dwellings on the rear part of the site. This application was granted planning permission on 23 July 2015 (Ref: 05/2313/14/F).

The village also benefits from having the parish church, St Lawrence Church. This is the only place of worship within the parish and is an extremely important community facility which should remain.

##### Layout of village

The village falls into two parts with only the upper part shown as being within the village settlement boundary as proposed by South Hams Council in the emerging Joint Plymouth and South Hams Local Plan.

##### Upper village

Entering the village from the north west along the B3392 there is an attractive group of historic buildings situated on the north side of the road. These surround a large area of private open space which lies in front of and is part of the grounds of Bigbury Court, the former manor house, now used as a family house. Bigbury Court is a Grade 11 listed building, originally built in the Medieval period but extended and much of it rebuilt in the late 18th century. The open space in front of Bigbury Court includes a listed dovecote.

The tower and spire of the Grade 11\* listed St Lawrence Church, which lies to the north of Bigbury Court, can be seen from the main road but the only public access to the church is from Undertrees Lane, a single track road leading north from the B3392 junction at Pond Green just to the east of this group of buildings.

There is an attractive complex of converted barns, previously part of Bigbury Court, to the north of the open space. These properties are accessed from Undertrees Lane.

A large detached property of 1950's build, The Old Rectory, is located to the east of the open space on the corner of the B3392 and Undertrees Lane. The house and rear garden are set at a higher level from the main road giving this property a prominent position when viewed from the south.

To the south of the B3392 when entering the village is Butterwell Barn, a former barn which is being converted into a dwelling. An attractive pond has been created on land to the east of the former barn as part of this residential conversion. It is understood that there was previously a village pond across the road from here. The provision of this new pond which can be viewed from the road is an interesting feature which has also attracted several wild ducks.

Apart from Butterwell Barn, in this northern part of the village all land to the south and west of the B3392, is in agricultural use providing spectacular open views down the valley to the sea at Challaborough Bay. There are also views across this open land to The Royal Oak public house with two storey terraced cottages on either side creating a lovely picturesque approach to this village. It is considered important that these areas of open land and important distance views across and down the valley should remain.

Beyond the Pond Green junction the road curves round to go south. The first building on the east side of the road is a detached one and a half storey dwelling which was formerly The Village Institute. This property was extended and converted to a house, renamed Walters End.

To the south of Walter's End is a terrace of 17th century two storey terraced properties which includes The Royal Oak Public House. Two of the cottages were converted to form The Royal Oak Public House in 1850 and in the 1930's a further cottage to the south was demolished to provide a car park. At the time of the survey the public house was closed with all windows boarded up.

Beyond this is a terrace of three cottages (originally four). The exact date of the construction of these cottages is not known but they would probably have been built in late 18th or early 19th century.

From The Royal Oak PH the view looking south down the road is terminated by the now rather poor appearance of the closed garage and petrol filling station. The appearance of this site would be improved by the removal of the redundant canopy of the former petrol filling station. However, the renovation of the former shop premises to the side of the garage to provide a beauty salon and hairdressers has greatly improved the appearance of this part of the site and provides a community facility which is well used by many of the parishioners and provides much needed employment opportunities.

A sharp westerly bend in the road leads to the village green which is surrounded by two storey residential properties. Many of these are cottages which were built in the 17th century including Sea View Cottage on the north side, adjacent to which was the school, then a chapel and later a Penny Reading Room. On the east side are two Grade 11 listed properties, Cleave Cottage and Old Post (former shop and post office) and Bigbury Cottage (former public house) lies to the west.

Also on the west side is a pair of semi-detached houses with Greenways, previously used as the teacher's house, and Bay View, used as the police house. There are three terraced cottages (Mariners Cottage, Rose Cottage and Lavender Cottage) built in the 17th century and Glen Cottage (listed Grade 11 and built in the 17th century), down a short track, which becomes a footpath, leading to Ringmore and Challaborough, to the west of the green.

Badgers Drift, a large detached house with a prominent position on the north side of the green is the only post-war house in this group.

Beyond the village green there is one other property, Little Court which lies on the south side of the B3392. This is a post war detached property built for the local farm foreman.

The B3392 then carries on in a first south easterly and then southerly direction towards Bigbury on Sea. There is also a single track road leading south from the village green to the lower village.

##### Lower village

There are two small 17th century cottages on the east side of the single track road leading down from Bigbury Village Green but the main part





• UPPER VILLAGE PROPERTIES ENTERING FROM THE NORTH OF BIGBURY

of the lower village, known as Lower Town or Bottom Town is located approximately 100m down this road at the junction of this road and Cot Lane. Here are a group of attractive mainly 17th cottages, three of which are Grade 11 listed, Turtlefields, The Retreat and Rose Cottage. The entrance to Lower Willings Farm is also at this junction and there are some converted barns built in the 1870s and Upper Willings Farm now used as a family dwelling house on the west side of the road.

The lower part of the village was extended in the post war period with several individually designed and fairly large detached properties. These are built on the north side of the road only taking advantage of the sea views from these slightly elevated positions. The 17th century cottage, Greystones is also situated on Cot Lane.

**Property Types and Design**

The village of Bigbury has a very distinctive local character. Many of the properties are small two storey terraced or detached cottages dating from the 17th or 18th centuries although there are a few slightly larger properties built in the 20th century.

The 17th century cottages were constructed in partly stone and partly cob, now rendered.

Many of these still have thatched roofs although some have been re clad with slate. Many also have front porches with thatched or slated roofs. The windows are primarily small six paned timber casement windows with the first floor windows set close to the eaves.

The 18th century (or early 19th century) cottages are similar in design with small usually six paned timber paned casement windows with the first floor windows again positioned close to the eaves. These cottages are mainly rendered or covered in pebble dash and the roofs are clad in slate.

There are a few larger detached two storey houses, with those in the upper part of the village ie The Old Rectory, Badgers Drift and Little Court, commanding fairly prominent positions. These newer properties are however of fairly traditional design with windows which are not overly large in size. Materials used are also similar to those of the older buildings ie walls in painted render, timber windows and doors, walls and roofs clad in slate.

The lower part of the village is also characterised by an abundance of 17th century two storey cottages of similar design to those in the upper village. The later built properties along Cot Lane are of individual design with some displaying more contemporary features such as larger areas of glazing and balconies.

There are also a number of barn conversions within the village, notably Bigbury Court Barns, Willings Farm Barns and Butterwell Barn.

Most of the properties within the village have their own off street car parking space and most have fairly generous rear or side garden areas.

Many of the older properties also retain their original pig styes.

**Historic Context**

**Bigbury Conservation Area**

Most of the village is within a conservation area. This extends from St Lawrence Church and Bigbury Court in the north to the junction with Cot Lane within the lower part of the village to the south. The conservation area includes Butterwell Barn and the fields to the east and south of this property and the fields to the south of Glen Cottage and Bigbury Cottage.

The conservation area excludes one property, Little Court in the upper village, which is of later build, and the newer properties along Cot Lane in the lower village.

**Listed buildings**

There are several listed buildings in the village. These include:

- St Lawrence Church including gates, piers and walls,
- Bigbury Court and Dovecote to the south east,
- Barn and Malthouse to the north east of Bigbury Court,
- Glen Cottage,
- Bigbury Cottage,
- Cleave Cottage,
- Old Post,
- Turtlefields,
- The Retreat, and Rose Cottage.

**Buildings and features of local heritage importance**

Buildings and structures in the village which are not listed but are considered to be of local architectural importance are as follows:

- Bigbury Court Barns,
- Butterwell Barn,
- Walters End,
- 1 and 2 Court Cottages,
- The Royal Oak and the Horse Mount,
- Tristan, Wayside and Cranmere,
- Lavender Cottage, Rose Cottage and Mariners Cottage,
- Bay View and Greenways,
- Sea View Cottage,
- South View,
- Spring Gardens Cottage,
- Willings Barn,
- Turtle Farm, Cot Lane,
- Greystones,
- Well in field to north of Bigbury Court,
- Well on road leading to the lower part of the village,
- Pump on Cot Lane, and
- Milk churn stand on road in front of Bigbury Court Farm.



## Landscape and Visual Amenity

The main road to Bigbury Village from the north, B3392, is fairly narrow with high Devon banks on either side. On entering the village from the main road the views of the village suddenly open up when reaching the first properties with Bigbury Court on the left and Butterwell Barn on the right. There is a wonderful view across open fields to the low rise cottages and The Royal Oak and a spectacular view down the valley to the sea at Challaborough Bay. The high Devon banks, stone walls and views down the valley and across beautiful open countryside are important to the village and should remain.

The single track road from the Pond Green junction, Undertrees Lane, also includes high stone walls, Devon banks and is lined with tall trees on either side of the road. This road leads to the Bigbury Court Barns complex, with views of the tower and steeple of St Lawrence Church.

The setting of the historic church with its lovely tower and spire, stone piers and gates at the entrance and the graveyard surrounding the church, also provides an important visual amenity which needs to be protected. The stone balls on the top of the piers were originally on the stone piers which formed the main entrance to the manor house at Bowls Green. The manor house when originally built faced north rather than south.

The single track lane leading down to the lower part of the village is also an attractive route which is enhanced by high Devon banks on both sides. Views of the lower part of the village open up at the junction of this road and Cot Lane forming the centre of this part of the village with historic dwellings on all sides.

There are several areas of private and public open space which are important to the village and need to be protected.

Of particular importance is the area of private open space in front of Bigbury Court, which includes a listed Dovecote and provides a wonderful setting for the historic properties which surround this space as well as an attractive setting for St Lawrence Church to the rear.

The village green which forms the heart of the village is also important to the character and appearance of the village and provides an important meeting place for the local community, particularly on Christmas Eve when the community traditionally gather for 'Carols on the Green'.

### Trees

All of the trees in the conservation area, apart from fruit trees are protected. A large number of the trees are Sycamores but there are a variety of trees, some being of particular importance including those on the village green (Oak, Beech and a Mountain Ash), some large and very old Oak trees in the open fields on the western side of the village, and the row of Ash trees in the rear garden of the Royal Oak Public House.

Trees, hedgerows and Devon banks are important to the appearance and character of the village and provide an important habitat for wild flowers, birds and all types of wildlife and should be retained wherever possible.

### Sites for Potential Development

Bigbury Village is not suitable for any major development. It does not meet the criteria of a sustainable village and most of the village is within a conservation area.

There are however three potential sites for development.

The first site is the site to the rear of The Royal Oak for which permission has already been granted for four dwellings.

The second site is a small unused field to the north of The Old Rectory where a development of one or two houses might be acceptable subject to not causing harm to the outlook and views from properties in Bigbury Court Barns.

The third site which would appear to be suitable for development is the site of the former garage and petrol filling station. It is however considered that provision should be made for the retention of some employment uses on this site, including the beauticians and hairdressers, or other types of local community facility. Any development on this site should also include a passing place for vehicles having regard to the narrowness of the roads leading up to the sharp corner of the B road in front of this site.

Two sites were put forward as part of the District Council's 'Call for Sites' which lie to the east of the main village either side of the B3392.

These sites are outside the existing settlement area on land designated as Undeveloped Coast. They were considered unsuitable for development by South Hams District Council on grounds of their impact on the AONB and concerns relating to access and loss of Devon banks.

A further site between the Old Post and South View is within the conservation area but on land which it is considered should be kept open. It is also outside the proposed village settlement boundary.

### Design Policy

Any proposals for new housing or commercial development within Bigbury Village should be located within the village settlement boundary as shown on the next page.

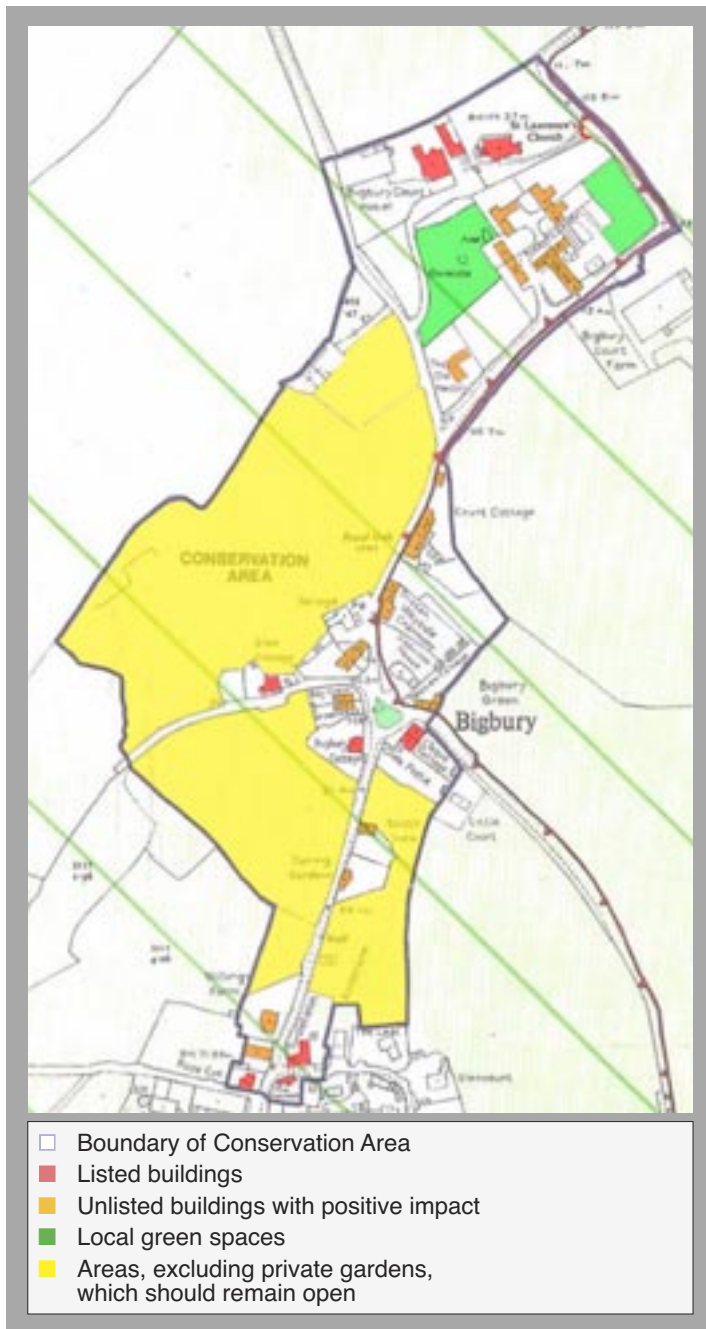
The plan shows the Bigbury Village Settlement Boundary outside which there should be no further development. It also shows the statutory listed buildings and buildings or structures identified in the plan as being of Local Heritage Value, which should be retained and areas of designated 'Local Green Space' and other areas which should remain open.

Properties which are not listed or identified as being of local heritage value could be redeveloped providing there is no increase in the number of properties on the site. Exceptions to this may be allowed if due to the size of the plot there is obvious scope to create more or a different type of housing or commercial development.



• PROPERTIES IN THE UPPER VILLAGE OF BIGBURY - LOCATED NEAR OR ON THE VILLAGE GREEN, TRAVELLING SOUTH





- Materials for alterations and extensions to existing properties should match existing materials. Roofs should generally be of natural slate or thatched, if appropriate to the type and age of the building. Walls should generally be of natural stone or painted render. Windows should generally be of painted timber and designed to match the local vernacular of the area.



• ABOVE: ST. LAWRENCE CHURCH AND VIEW FROM POND GREEN IN THE NORTH END OF THE VILLAGE



• ABOVE: PROPERTIES IN THE LOWER VILLAGE OF BIGBURY

New development should meet the following criteria:

- Buildings should be designed to fit in with the local vernacular of the existing buildings in the location of the site, as described in the section entitled 'property types and design';
- The views and privacy of existing properties in the village should be maintained;
- The ridge height of any new properties should not exceed the height of any existing properties on the site or alternatively be similar to the height of adjoining buildings, providing this does not impact on views from other properties;
- Ensure that each new dwelling has a reasonable sized garden appropriate to the size and type of property and having regard to the size of gardens in the vicinity;
- Provide on-site car parking facilities consistent with the general policy relating to car parking provision;
- Avoid excessive amounts of glazing on all elevations to maintain privacy, avoid overlooking, reduce light pollution and avoid undue glare;



## APPENDIX 9: BIGBURY ON SEA VILLAGE STUDY

### Bigbury on Sea Village Study for Bigbury Neighbourhood Plan Steering Group.

#### Introduction and Historical Context

Bigbury on Sea is a relatively recent development on what had been farming land in the nineteenth century. There were few buildings then other than Folly Farm, Warren Cottage and the fishing canneries. In 1908, the enterprising Bigbury Bay Land Company bought the area from the Cleveland estate and their planned holiday village was quickly constructed. By the Great War small hotels and holiday bungalows with rooms to let were already in place, and in addition day trippers came from Plymouth by steamers. The advent of motorised transport subsequently placed Bigbury on Sea firmly on the tourist map, and the Pilchard Inn and Barden's Tea Rooms provided food and drink. The golf course amenity (which lies between Bigbury on Sea and the village of Bigbury) was developed in the early 1930s, as was the Art Deco Burgh Island Hotel, which remains the iconic view of the South Hams.

Although some of the original 1910s chalet style buildings remain, the village has continued to evolve. In the 1960s and 1970s the desire to live, or dare it be said, to retire by the sea encouraged many bungalows to be built both here and overlooking Challaborough Bay. For holidaymakers who wished to enjoy this special Area of Outstanding Natural Beauty there were still plenty of amenities - Folly Farm, the Henley Hotel and even a Youth Hostel provided varied accommodation, the Bay View Cafe and Tom Crocker Inn provided sustenance, and the Post Office/Shop had provisions - only the farm, the two hotels and the Pilchard Inn remain. The desire for second home ownership and for homes to let has resulted in further building developments of various architectural styles from the 1990s onwards. However, the buildings have all been within the confines of the village boundary. At present the existing amenities are tourism orientated businesses, located around the main car park and beach; these provide locals with some opportunities for employment, as does servicing the letting accommodation, but most of the associated workers come from outside the area.

#### Layout of village

You know you have reached Bigbury on Sea, not only by the boulder announcing a welcome, but also by the splendid view you have over the village from the top of Folly Hill, funnelled by the green and agricultural rolling slopes down to Burgh Island and its Art Deco hotel, surrounded by sea and beaches. The B3392 is the only road in and out of Bigbury on Sea. The village effectively falls into two parts, with linear development (outside of the village development boundary) following the hill and coastal cliffs down into the main grid based area within the boundary, enclosed by the beaches and fields.

At the top of Folly Hill stands Mount Folly Farm, with the barn conversions of Avon Court lining the route on the left, and on the right fields used in summer as the farm's camping site and car park.

Following the hill downwards, on the left is a run of detached houses and bungalows of the 30s to the 2010s set back off the road in large plots. Avon Quillet, a block of flats, and the Henley Hotel both border the road as it narrows and curves slightly, before a left turn off Folly Hill into the cul-de-sac called Clematon Hill. Here again on the left continues a short line of individually styled, almost all detached, houses and bungalows of various ages, more closely spaced with smaller grounds. All the aforementioned properties are on the cliff edge with uninterrupted views over Bantham and coast beyond. On the right hand side of Folly Hill are fields used for grazing and crops, ending in a field virtually opposite the Clematon Hill access, used for grazing in winter and as parking for tourists in summer.

At this point the village development boundary starts as shown on the map at the end of this study. Folly Hill continues to run down toward the sea. On the right are six bungalows built in the 60s, set back off the road with large front and rear gardens, and fields behind. They have low-pitched tiled roofs, rendering, stone and timber cladding finishes to the variously renovated and extended properties, but each considerably staggered in their plots to allow each bungalow views of

- BELOW (LEFT TO RIGHT): VIEW OF BURGH ISLAND; OVERSPILL CAR PARK OF MOUNT FOLLY FARM; STAGGERED PROPERTIES ON THE WEST SIDE OF FOLLY HILL; BURGH ISLAND HOTEL, PILCHARD INN AND THE HUERS' HUT; WESTERN END OF MARINE DRIVE; BADGERS' WALK; USE OF SLOPES TO MAXIMISE VIEWS; MODERNISED 1930s BUNGALOW, COLONIAL STYLE; 2 BUNGALOWS ON MARINE DRIVE SET IN LARGE PLOTS; KORNILOFF RESIDENTIAL HOME, NOW CLOSED AND VACANT.





the sea and Burgh Island. A large detached house sits on the corner of a cul de sac, off which are accessed 2 further bungalows stepped up on the slope to allow for sea views, and at the end of which lies a footpath leading to other parts of the village. On the opposite side of the road is the tract of green warren land called Clematon Hill, owned by the National Trust, and over which the public can meander to enjoy wonderful views over the coast and village.

Folly Hill changes name at this point to Marine Drive, marking the start of the grid pattern that forms the layout of the rest of Bigbury on Sea. (see map).

To the left of Marine Drive, and outside of the development boundary, lie the main car parking for tourists, the Burgh Island Causeway apartments, the Warren, and the slipways to access the beaches. The beaches are a huge draw throughout the year for visitors and locals alike. They are some of the first sandy beaches east of Plymouth, loved by families, dog walkers, and water sports participants, although there are dangerous rip tides to be aware of due to lying at the mouth of the River Avon. At low tide you can walk across to the privately owned Burgh Island, with its Grade 2 listed hotel and 13th century Pilchard Inn, and take the footpaths open to the public on the west side of the island up to remains of the Huers' Hut, with magnificent views over the coast. At high tide the crossing is made on the famous Sea Tractor. Although the beaches fall within the AONB, surprisingly the island does not.

The car park area (rented by SHDC) hosts an outdoor cafe, ice cream kiosk, surf school, beach shop, coastguard station, public toilets and recycling banks. Problems with regard to coach parking space need to be addressed, to avoid dangerous loading and parking issues on Marine Drive and at the bottom of Parker Road. The Neighbourhood Plan Questionnaire raised a 33% response to the consideration for secure bicycle parking on the main car park. There is concern at the degradation of the Warren due to its use as an overspill car park, and interest in keeping this as a Local Green Space, as well as an historic and recreational asset for the village. At the end of the Warren, Marine Drive follows the curve of the cliffs, with housing on both sides of the road, before petering out into the footpath that leads down the cliff edge into neighbouring Challaborough.

There is a green edge to the remaining sides of the Bigbury on Sea development boundary, formed by properties backing onto agricultural fields. A footpath leads off from the top of Parker Road across the fields,

and a short stretch of tree-lined footpath, known locally as Badgers' Walk, links the east end of Cleveland Drive to the east end of Ringmore Drive and down into the Folly Hill cul de sac mentioned earlier. The Tree Warden has stated that the trees should remain, but be pruned back occasionally to keep the footpath accessible.

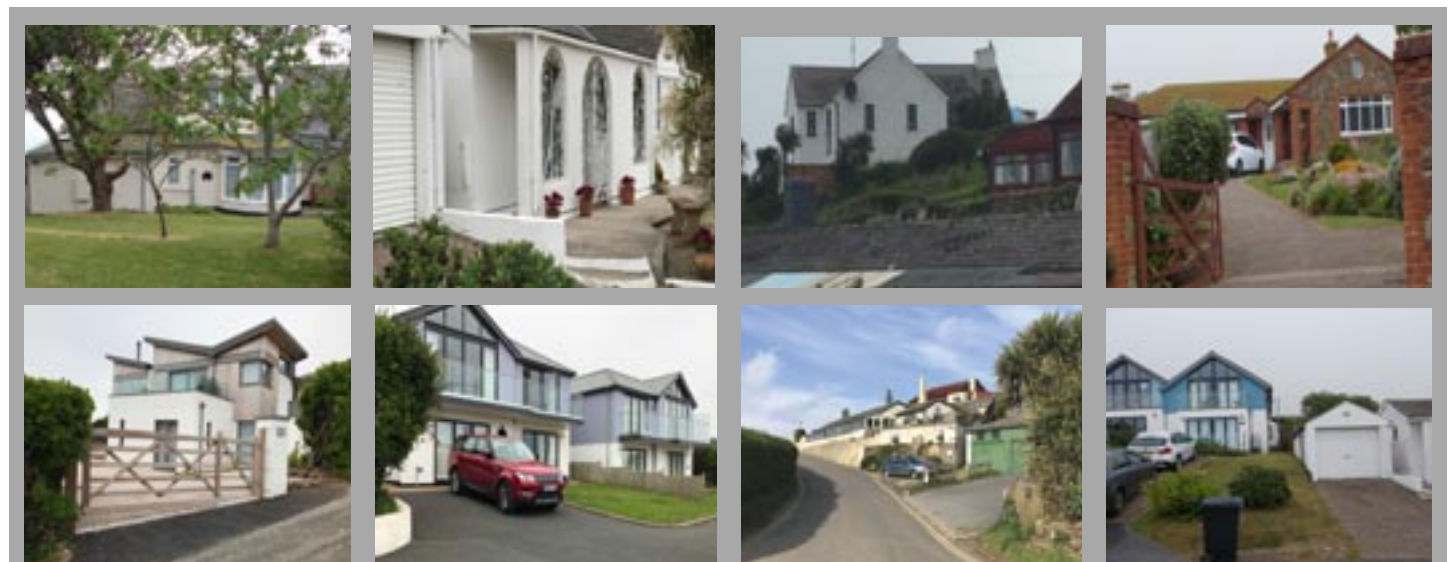
**Existing Property Types and Designs**

Returning to the grid layout of Bigbury on Sea, the original plots on land formed by the various intersections were generous, accommodating large houses, bungalows and hotels, well separated from each other. This also created an impression of green space throughout the village viewed from the beach and Clematon Hill, which is in grave danger of being lost. Properties were constructed using the slopes leading away from the coastline into agricultural fields to maximise views for all properties. It has to be said that the vast majority of smaller properties were built on tight budgets as holiday homes for Plymothians, with poor quality of materials and design. Over the years there has been a cyclical pattern of ownership – from mostly holiday homes, to people retiring and living permanently in the village, and now as people die, over 50% of properties have become again second homes / holiday lets. On the positive side these create more employment opportunities for supporting services / businesses with money coming into the wider area's economy. On the negative side village shops and businesses within the parish have closed, unable to cope with seasonality and price competition (eg from supermarket deliveries), and there is added traffic and road deterioration as well.

The now closed and vacant Korniloff Residential Home was originally built as a hotel set in large grounds with tennis courts to the side. Most of the land to the side was sold some time ago for the construction of a bungalow.

During the last 30 years, gardens have been sold to provide infill development. Whilst the build quality has improved in line with regulations, property prices have increased steeply, and single bungalows are now more often replaced by two 2 storey properties, particularly so since the turn of the century.

In the late 20th century a walk round the village revealed a range of characterful, differing, even quirky building styles. These original and older properties are now being replaced by a more uniform style of 'New England coastal' development – two storey, upside down layout properties with a larger footprint and scale than previously on site, large areas of plain glazing, slate/zinc roofing, timber cladding, glass and



• TOP (FROM LEFT TO RIGHT): A MUCH EXTENDED ORIGINAL BUNGALOW; ORIGINAL CHALET FROM 1910; LARGE 1930s HOUSE; 1980s/90s BUNGALOW INCORPORATING BRICK WORK AND LEADED WINDOWS, UNUSUAL MATERIALS FOR THE AREA;  
 • BOTTOM (FROM LEFT TO RIGHT) 2 EXAMPLES OF NEW HOUSING THAT HAS REPLACED SINGLE BUNGALOWS ON LARGE PLOTS. THE DWELLING SHOWN ON THE FAR LEFT HAS ADDED TO A RUN OF DEVELOPMENTS DOWN THE HILL ON WARREN ROAD. EACH IN TURN, HAS BLOCKED VIEWS FROM PROPERTIES BEHIND. CLIFF HOUSE, ONE OF THE OLDEST DWELLINGS IN THE VILLAGE. PHOTO FAR RIGHT SHOWS CONTRASTS BETWEEN OLD AND NEWER PROPERTIES AT WESTERN END OF RINGMORE DRIVE



stainless steel balconies and terraces, reduced green gardens and garaging, more impermeable hard standing for open parking, hard landscaping and extra decked areas. The impermeable treatment of large areas of garden is now leading to drainage problems.

Considered individually there is nothing wrong with the more modern contemporary design of the newer properties but much depends on the context of its location. Sometimes the contrast between older and newer properties is striking, even incongruous.

It also has to be acknowledged that some properties have been 'land banked' and allowed to fall into very poor state of repair, to the detriment of neighbouring properties and the image of the village overall. Means need to be identified of encouraging owners of such properties to at least maintain, if not make better use of, their plots.

A property on Ringmore Drive, shown bottom right, has been left untouched for well over ten years; a timber style building, which apparently won awards when first built. It occupies a large plot between Marine Drive and Ringmore Drive.

Some of the properties along the cliffs on both sides of the village have suffered from serious coastal erosion requiring in some cases the shoring up of properties or reinforcement of the cliff faces with stone bastions walls which can look unsightly. New development including extensions to the footprint of existing properties on sites likely to suffer from future coastal erosion should be avoided if this would cause any potential danger to future occupants or result in visually harmful mitigation measures.

### Proposals for Future Development and Design Policy

Many plots are now being redeveloped in a way which seeks to maximise the value of the site with little consideration being given to the amenity of the existing residents.

An example of this which occurred during the preparation of this study was when developers applied to demolish Warren Cottage and the Bay View Café and to redevelop the site to provide four modern new houses. Warren Cottage is the oldest house in the village. It is understood to have been built in the 1820s. The café, which occupied a timber framed extension on the side of Warren Cottage and had been in operation until immediately prior to the sale of the property had been used as a café since the early 1920s.

This scheme would have resulted in the loss of a much loved community and tourist facility on a visually and historically important site within the village. Community opposition was overwhelming and the application was refused planning permission on loss of a local heritage asset and a community and employment facility. The problem has now been resolved following the purchase of these premises by the owners of The Burgh Island Hotel who are now using Warren Cottage as staff accommodation and have advised the community that they would like to replace the café with a larger café/restaurant building on the same site.

The Neighbourhood Plan Questionnaire elicited responses where 49% of respondents thought new builds should be in keeping with existing buildings and sympathetic to the surrounding environment, and 37% considered that views and privacy should be respected. 34% wanted ridge heights maintained and 11% did not like to see two to four properties replacing one.

These responses reflect strong opinions that some restraints are required to 'rein in' the seemingly constant competition to redevelop, turning Bigbury on Sea into a continuous building site. Bigbury on Sea is an expensive place in which to buy property. The main reason for the high cost of property is to be able to live in a beautiful coastal location and to be able to enjoy the amazing views of the beach, sea and coastline which are currently available from almost every property.

Communal and individual views are of paramount importance to this community. Almost every property has been purchased specifically, and often solely, because of its scenic outlook. Therefore focussed protection of these land and sea views is of unrivalled importance to the residents.

The need for a policy which, amongst other things, seeks to protect

- BELOW (LEFT TO RIGHT): STRIKING CONTRASTS BETWEEN OLD AND NEWER PROPERTIES AT EASTERN END OF RINGMORE DRIVE; 2007 BUNGALOW CONSIDERED TO BE A GOOD EXAMPLE OF MAXIMISING SITE POTENTIAL WITHOUT SPOILING VIEWS FOR OTHERS BEHIND, MODERN BUT NOT OUT OF PLACE; PROPERTY DEVELOPED FROM A SMALL BUNGALOW, PART OF WHICH REMAINS AS THE MIDDLE SECTION, INTO WHAT IS NOW A DOMINATING MASS ON ITS RINGMORE DRIVE PLOT; DERELICT PROPERTY ON RINGMORE DRIVE



existing views is particularly relevant to new development in Bigbury in Sea where the original development has been specifically designed to allow for excellent views of the beach and sea. In designing the layout of this planned development advantages were taken of the slope on which the existing dwellings sit. The development was designed in a grid form layout with careful attention being given to the location, height and spacing between properties to ensure that at each level the occupiers of all properties would have the advantage of good views of the beach, sea and coastline. The local community consider that the ethos behind this existing planned development should be protected and any new development should fully respect this important concept.

There have been many examples of recent unsympathetic proposals for development in relation to new build housing or extensions to existing development at Bigbury on Sea. In some cases revisions have been made to the proposals following concerns raised by local residents and by the Parish Council and the resultant schemes have been acceptable. However, in many cases in the past developments have been allowed which have caused a loss of amenity to existing occupiers of properties by disrupting the design principles that lay behind the original concept of development which includes:

- Careful attention to levels to ensure the protection of general amenity and views;
- Adequate spacing of dwellings and space around each development;
- Provision of green verges along street frontages to create attractive settings to dwellings and to avoid on-street parking;
- Maintenance of building lines or to the existing staggering of properties to enable views; and
- Need for careful attention in the location of development to ensure no harm being given to the important views enjoyed by others.





• WARREN COTTAGE AND THE BAY VIEW CAFE

The general design principles for new housing development in Bigbury on Sea are set out below. These design criteria are not intended to prevent new development, nor the replacement of outdated buildings or the extension of existing dwellings. The criteria have been designed to ensure that new development recognises and embraces the original design ethos that has served the community well over many years.

It is also important to note that in the emerging Plymouth and West Devon Joint Local Plan Bigbury on Sea is not regarded as a 'sustainable village' suitable for a significant increase in housing. The village is also within an Area of Outstanding Natural Beauty and in the South Devon Heritage Coast. As part of the Neighbourhood Plan it is proposed to retain the existing village settlement boundary for Bigbury on Sea. This is the same boundary which has been in place for many years and is currently part of the adopted South Hams Local Development Strategy. Any new development within the village should be kept within this village settlement boundary. In accordance with the above, new development, other than small extensions or replacement of existing development, will only be allowed within the village settlement boundary. As a general rule, redevelopment on existing plots will only be allowed if the proposed development does not increase the existing number of dwellings. Exceptions to this may be allowed if due to the size of the plot there is obvious scope to create more or different types of housing to meet a specific need.

Any new development within Bigbury on Sea should also meet the following criteria:

- Ensure the views and privacy of all neighbouring properties, including those across a road are respected and maintained, and only if these aspects would not be adversely affected by the proposals should approval be given. The provision of new access arrangements or provision of new or relocated car parking areas can in some cases also result in unneighbourly development if this results in undue noise or disturbance, loss of views due to the parking of cars, overlooking or loss of privacy.
- Reduce or retain the maximum height of roofs including those of extensions on new build or alterations and extensions to existing properties to that of the original, unless the increase in roof height is consistent with that of neighbouring properties and/or does not impede on the views of surrounding properties. Due consideration also needs to be given to changes of orientation and pitch to ensure that views from neighbouring properties are not harmed.
- Flat roofs are generally regarded as inappropriate, both aesthetically and due to the fact that they provide convenient and unwanted nesting opportunities for seagulls.
- Ensure each new dwelling has a reasonable sized garden appropriate to the size and type of property and having regard to the size of gardens in the vicinity.
- Retain front building lines if there is a consistent and obvious building

line along the street.

- Avoid excessive amounts of glazing on all elevations to maintain privacy, avoid overlooking, reduce light pollution, and avoid undue glare.
- Materials for alterations or extensions to existing properties should match existing. For new dwellings slate would be the preferred material for roofs. Walls should generally be of painted render although some timber cladding or stone features might be appropriate. Where planning permission for raised decking or balconies is required due regard should be had to the size of the property and the garden and the decking or balconies should not result in the loss of amenity to neighbours by reason of overlooking, loss of views, noise or disturbance. N.B. Planning permission is required for decking, or raised platforms if the decking is more than 30cm above the ground, or the decking or platforms, together with other extensions, outbuildings etc. cover more than 50% of the garden area.
- Soft landscaping should be provided and maintained along the frontage to properties to avoid unauthorised and unwelcome parking by tourists.
- On sites adjoining cliff edges any new development of greater mass than existing, or extensions to existing properties, should be avoided unless it can be demonstrated that the property will be structurally sound, it will not result any harmful impact in relation to future coastal erosion or require unsightly mitigation measures.
- When planning approval is given, a financial contribution should be made to a ring-fenced fund to repair roads and verges in the village or parish, given the extra heavy traffic generated by any redevelopment.
- Retain use of Korniloff site as a residential home for the elderly or alternative residential accommodation, designed specifically for the elderly.
- Retain existing hotels and encourage new provision of hotel or bed and breakfast accommodation.
- Protect and maintain the following which are regarded as intrinsic to the character of Bigbury on Sea, particularly affecting its place as a tourist attraction within South Hams: Burgh Island Hotel, the Pilchard Inn, the Huer's Hut, the Sea Tractor, the tombolo between Burgh Island and the mainland.
- Find ways and means of reinstating a village store and post office. The latter is an amenity the village is officially entitled to have, given the distance to the now nearest post office at St Ann's Chapel.
- Protect and maintain views across the landscape of the village and coast, such as from Clematon Hill towards Bantham; from the top of Folly Hill down over the fields and village towards the beach and island; views from Marine Drive across the Warren; and views from the tops of Parker Road and Warren Road.



PLAN OF BIGBURY ON SEA AND CHALLABOROUGH



BIGBURY ON SEA VILLAGE SETTLEMENT BOUNDARY



LOCAL GREEN SPACE



## APPENDIX 10: CHALLABOROUGH VILLAGE STUDY

### Challaborough Village Study for Bigbury Neighbourhood Plan Steering Group.

#### Introduction and Historical Context

The hamlet of Challaborough nestles in a small valley on the Devon coastal path, looking out to sea towards the Eddystone Lighthouse, with views of Burgh Island to the left and Stoke Point to the right. Challaborough features Parkdean Resorts, Fryer Tucks and the RNLI lifeguard hut, with residential properties on both sides of the valley. The stream running through the centre of the valley divides the hamlet between two parishes – Bigbury on the eastern side and Ringmore on the western side. Both sides are flanked with farmland. The parish of Ringmore is working on its Neighbourhood Plan.

Originally an iron-age settlement with its coastline on the sandbar, the central area above the tideline in Challaborough used to be a marshy grassland before the arrival of a caravan site business in the 1950s. The area in the Ringmore parish section has historic iron-age workings beneath the dune at the end of the beach, and the piles of the old jetty still can be seen on the rocks further down on the western hedge. Coasters would deliver limestone, coal and other goods to the area that were then collected by horse and cart and taken inland.

#### Layout of the hamlet

As with Bigbury-on-Sea, arrival in Challaborough is announced by a dramatic seascape, but the lanes that leave Challaborough on either side are still more suited to horse and cart in terms of width. The eastern (Bigbury) end of the coastline is subject to some erosion, affecting properties that are perched above the eastern cliff.

Parkdean Resorts is a holiday park open from March to mid November providing disabled access to the beach, a waterfront bar/restaurant, leisure facilities including a gym, pool and sauna, a shop and toilets, all open to the general public. Another thriving business is Fryer Tucks, a fish and chip shop situated at the bottom of the coastal path. There is a grocery shop that is open for nine months of the year on the Ringmore side. There is no post office or free access to cash.

On the Bigbury side of Challaborough, about 40% of houses are owner occupied. On the cliff between Fryer Tucks and Bigbury-on-Sea, there are chalet bungalows – some are visible in the old photo above. Newer modest size properties have been built, but these do fit neatly into the landscape. A collection of fourteen large, square, architect designed holiday homes have been constructed inland on the eastern side, placing increased pressure on the narrow lane that runs past them.

Property owners are mainly retired, and home maintenance provides work for small local businesses. Parkdean generally provides accommodation for its seasonal staff, retaining a small local team for mostly upkeep duties.

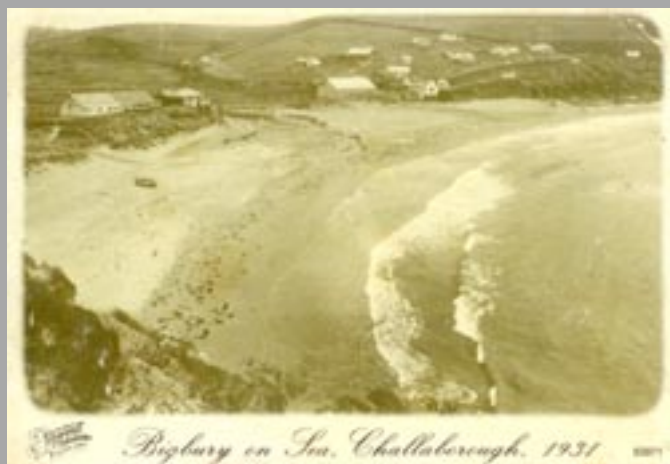
Car parking is problematic and difficult to control. Parking is available at Parkdean and, at times, a field is used on the eastern side during the peak summer months. Leaving the hamlet by car during these periods can be a fraught experience. There is a single bus to Plymouth that arrives every Friday on the western side.

The beach is essentially the “heart” of Challaborough, and enjoyed by surfers, swimmers and boat owners. The RNLI employ lifeguards in the summer months, providing a safe environment for holidaymakers. There has been some erosion over the years and steps have been taken to avoid further ingress. Flora and fauna are abundant on the cliff despite the rockfalls. It is important to remain vigilant to ensure the safety of all users. The beach is cleaned by the park in the summer months and volunteers in the winter.

#### Property Types and Designs

Housing on the Bigbury side of Challaborough is varied in design dating from the 1920s to the present day, some with painted rendered exterior walls and others with the more modern use of cladding. The majority of houses are low rise with the exception of Beachdown, the new development overlooking the holiday park and facing the western side of Challaborough. The coastal properties enjoy excellent views of

- BELOW: POSTCARD FROM 1931; AERIAL VIEW OF CHALLABOROUGH; THE BEACH FROM PARKDEAN; CHALLABOROUGH FROM THE EASTERN SIDE





• ABOVE: SW COASTAL PATH - RED LINE SHOWS COMMON ROOFLINE OF COASTAL HOUSES  
 • BELOW (FROM LEFT TO RIGHT) BRIDGE OVER STREAM THAT DIVIDED THE HAMLET; NARROW EASTERN LANE; SW COAST FOOTPATH TOWARDS BIGBURY ON SEA

sea and countryside, especially those on the South-West Coast Path, all of which are low level with the ridge heights all in accordance with each other. No individual house adjacent to the coastal path diverts the eye when seen from the top of the cliff path or from Toby's Point. It is important that coastal walkers, holidaymakers, visitors and residents all appreciate this area as an Area of Outstanding Natural Beauty. New builds should be interesting and varied, with gardens appropriate to the size of property, enhancing the area and not intruding upon neighbours' privacy, views and sense of space.

**Proposals for Future Development and Design Policy**

There is limited space available for further housing development on the Bigbury side of Challaborough. However the non-agricultural privately owned plots to the rear of 'The Loft' at Follyfoot and up to the bungalow at the top could be earmarked for possible future development. This would infill the plots between Follyfoot and above to the Beachdown modernist cedar clad houses further along the lane in the picture below.

Facilities in Challaborough are particularly put under pressure in the holiday season. Road access and refuse collections are always problematic with the lane up to Bigbury being very narrow and subject to flooding. During very severe winter weather, Challaborough has been cut off completely from road access.

Affordable housing may not be the best option: Challaborough has no year-round shop, and no public house – although locals can use the Parkdean clubhouse bar during the months it is open. The mobile phone signal has improved substantially, as has broadband. Superfast fibre broadband is being installed in the parish by Gigaclear at the time of

writing. Conventional TV signal can be erratic at times. Also, there is no daily public transport; anyone planning to live in Challaborough would have to own a car. The road to the Bigbury side of Challaborough is narrow and sometimes the council is slow to mend potholes. There are passing places, but tempers can rise with the growing number of delivery vans, especially in the summer months. The road is flanked by hedgerows and provides natural habitat for wild life. There is a weekly bus, but many people would like to see a more regular service, especially to Modbury.

The coastal path from BOS to Challaborough is maintained and owned by Mount Folly Farm. It is flanked by a Devon Bank on one side and hedgerow on the other. Local wildlife abounds, overseen by our resident kestrel! There is access across farmland to the north and east of Challaborough, all clearly signposted, well used and well kept.

In conclusion, we will need to embrace a more cohesive set of principles and values. Local people enjoy good design and thoughtful sensitive development that is unobtrusive, not overbearing or dominant; development that is in sympathy with this Area of Outstanding Natural Beauty and complements the local built and natural environment.

Future development in Challaborough is in real need of having these principles properly applied. Our beautiful coastal valley, rising towards Bigbury-on-Sea, merits special protection because of its attractive unobtrusive homes and gentle littoral lines. Any new development would need to rise to this visual challenge to the benefit of everyone who lives, works, and holidays here.

## APPENDIX 11: TREE AND WOODLAND REPORT

### REPORT ON TREES AND WOODLANDS

Prepared by Bigbury Parish Tree Warden, August 2017

#### VILLAGES

##### Bigbury on Sea

The only trees that are currently subject to tree preservation orders at Bigbury on Sea are as follows:

TPO 277 Folly Hill, Bigbury on Sea - Monterey Cypress (*Cupressis Macrocarpa*).

TPO 402 Clanna Cottage, Ringmore Drive – 2 Sycamore (*Acer Pseudoplatnus*) and Turkey Oak (*Quercus Cerris*).

These trees are shown dotted green on the plan of Bigbury on Sea.

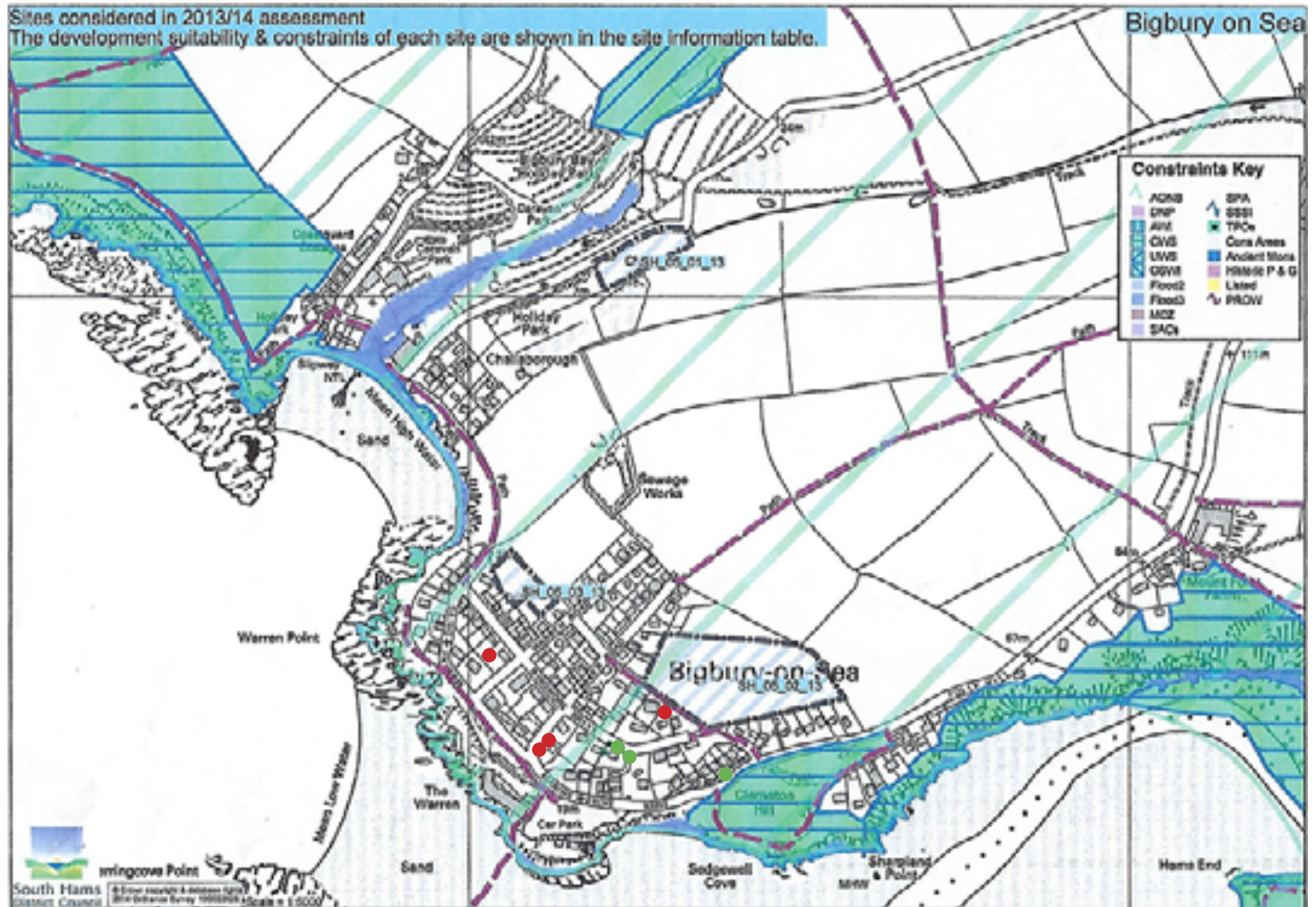
The tree warden recommends that the following trees should also be protected:

Two oaks at Craigievar, Parker Road (now subject to TPO 967)

One oak in the rear garden of Sandilands, Ringmore Drive

One cypress (*Cupressus Macrocarpus*) at Cleveland, Warren Road

These are dotted red on the plan of Bigbury on Sea.



Bigbury on Sea plan



# Bigbury Parish Neighbourhood Plan

## Bigbury Village

The only trees at Bigbury Village subject to tree preservation orders are as follows:

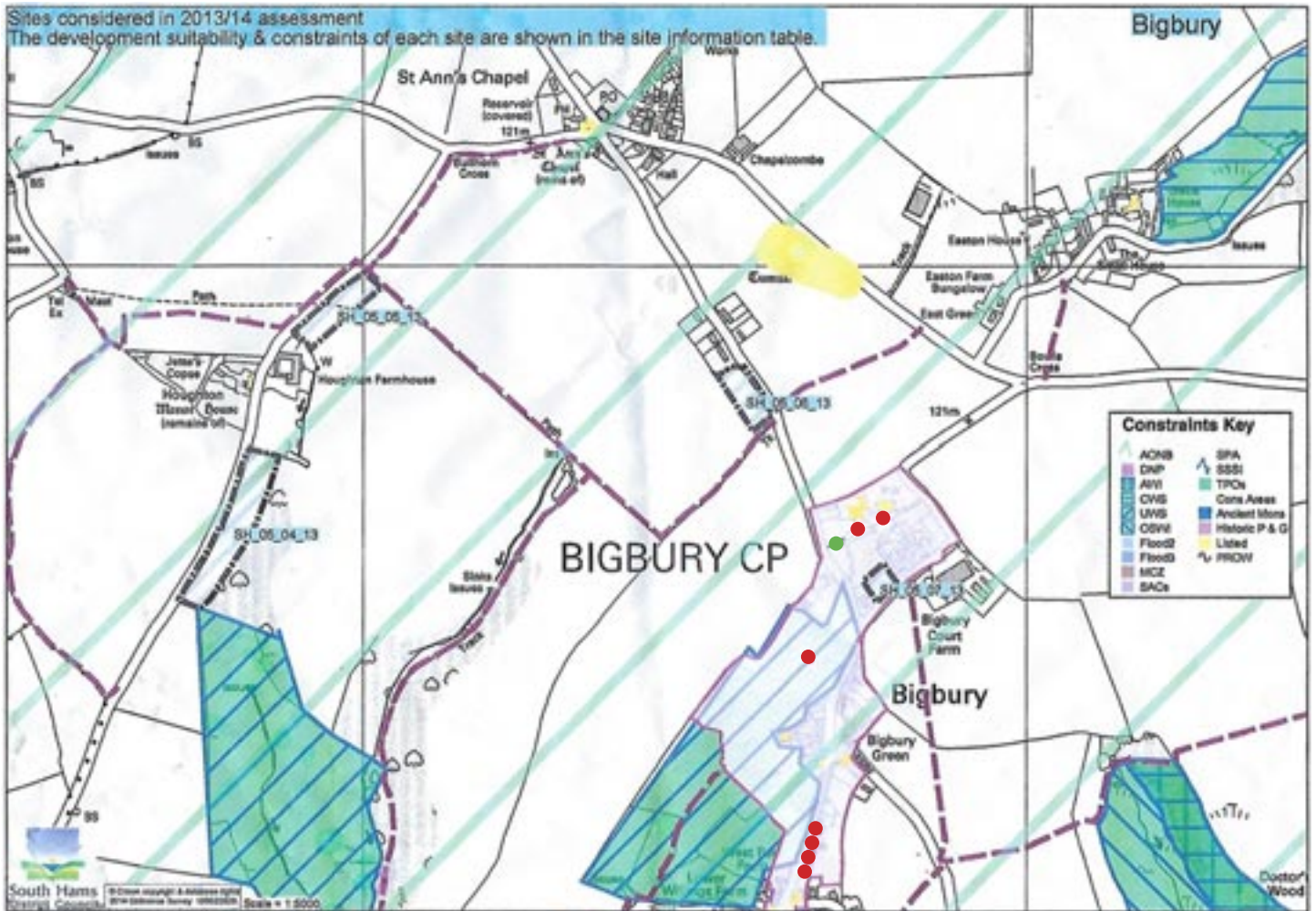
- TPO 450 Bigbury Court - 2 Lime (Tilia) on the access road.
- TPO 690 Chippings, Lower Bigbury - Sycamore (Acer Pseudoplatanus)

These trees are shown dotted green on the plan of Bigbury Village. The

tree warden recommends that the following trees should also be protected:

- Four conifers on land at Turtlefields.
- One sycamore on the field to the south of Butterwell Barn.
- One chestnut at Bigbury Court.
- One chestnut in St Lawrence Churchyard.

These trees are shown dotted red on the plan of Bigbury Village.

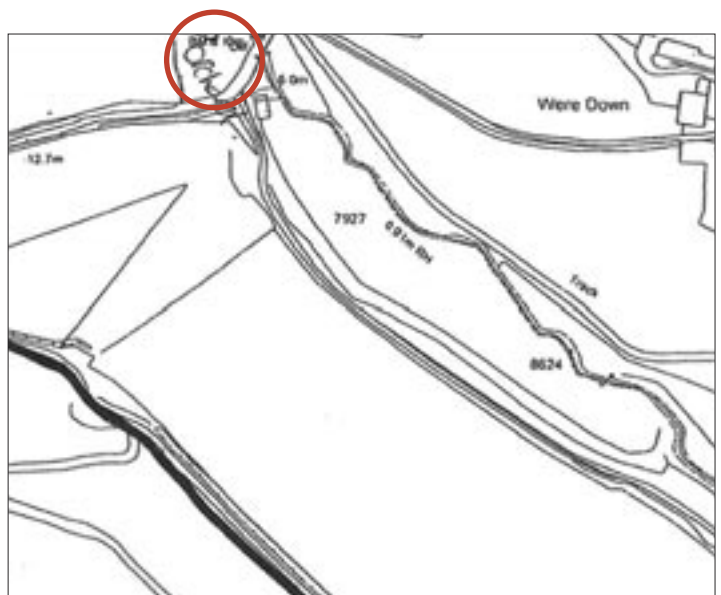


Bigbury Village plan

## Other areas

The only other tree preservation orders are those relating to trees at St Milburga's Oratory on the Stakes Hill Road as follows:

- TPO 579 St Milburga's Oratory - 5 Oak (Quercus), Cherry (Prunus), Ash (Fraxinus Excelsior) and mixed broadleaf).





**WOODED AREAS**

The woodland areas shown on the plan (opposite) are numbered 1 to 7.

**Woodland 1 (West of Stoggy lane)**

The birch trees have been nicely thinned out. The conifers are in need of thinning out. They are very close together with no light getting in. The track from the pond all the way through this woodland is very muddy due to cattle using it. Fencing to the field was in progress when the site visit was made. A plan showing this woodland is attached.

**Woodland 2 (Coombe Plantation/Challons Coombe Wood)**

There is very little access to this woodland. However it is a nice, mature woodland with some lovely specimen trees. A plan showing this woodland is attached.

**Woodland 3 (Easton)**

This is a mature woodland. Milburn Orchard lies at the bottom of the hill and this also needs to be preserved. A plan showing the extent of Milburn Orchard is attached.

**Woodland 4 (Doctor's Wood)**

This is an ancient woodland. There is a public footpath through the top of the wood. Shooting rights over this area have been granted to the Bantham Estate.

**Woodlands 5 and 6 (Avon Estuary)**

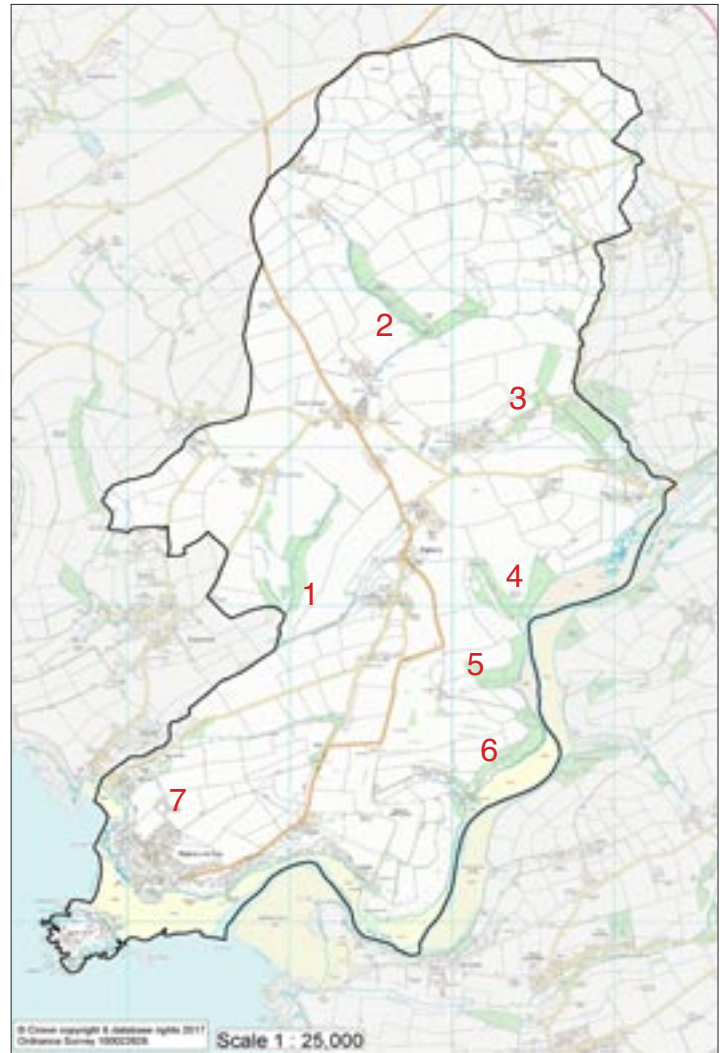
Mature woodlands of mixed deciduous trees along the estuary.

**Woodland 7 (Adjacent to Bigbury on Sea Sewage Works)**

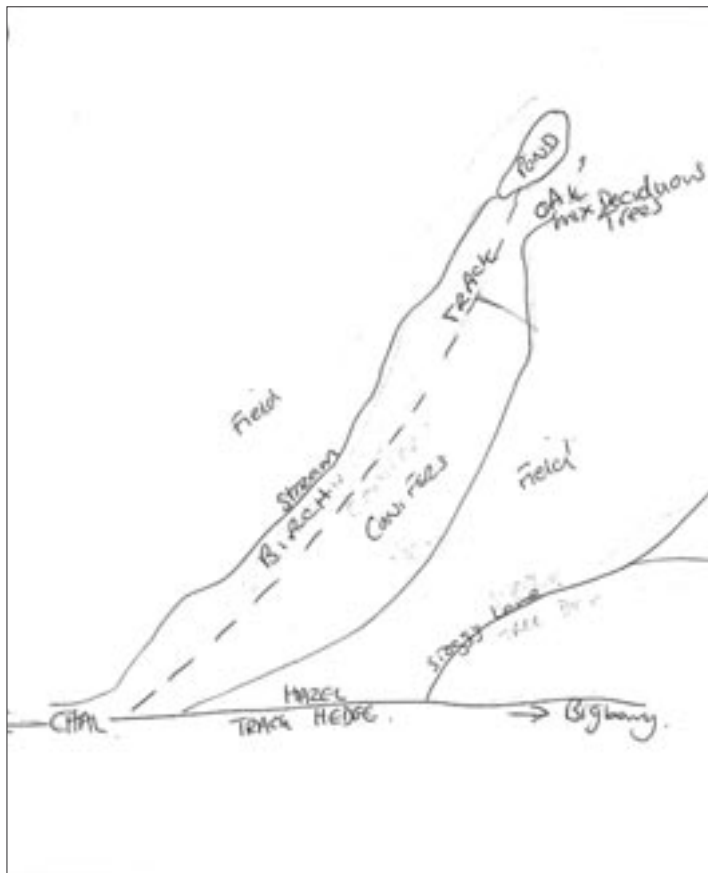
This wood was planted to screen the sewage works but all of the trees are either dead or dying and the whole area needs to be replanted.

**CONCLUSION**

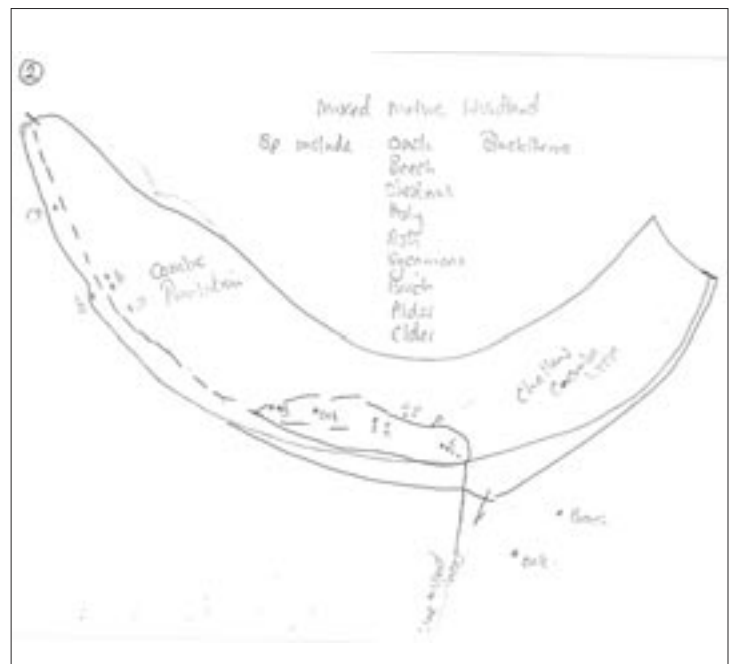
The tree warden recommends that all of these woodland areas should be retained for their rich source of habitat for birds, mammals and insects.



Woodland areas 1-7



Tree Warden's drawing of Woodland area 1, west of Stoggy Lane



Tree Warden's drawing of Woodland area 2, Challons Coombe Wood



**APPENDIX 12: IMPORTANT VIEWS AND VISTAS**



1 - Burgh Island from Folly Hill



2 - Public footpath Folly Farm towards Bantham



3 - Bigbury Golf Club towards Burgh Island



4 - Bigbury Golf Club towards Bantham



5 - Avon Estuary from footpath above Cockleridge



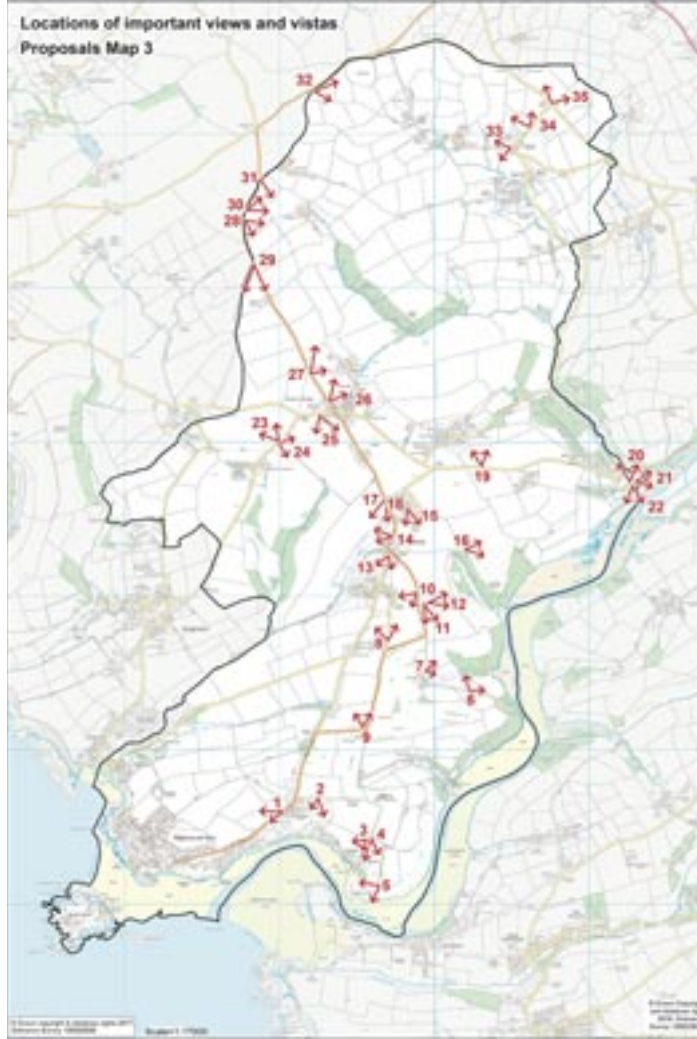
6 - Avon Estuary from New Quay Lane



7 - Avon Estuary from New Quay Lane



8 - Looking North from Cot Lane close to Turtle Farm



**SUGGESTED VIEWPOINTS OF OUR STUNNING AREA**



9 - From B3392 close to Golf Club looking north



10 - from B3392 looking SE towards Challaborough



11 - Looking SW from footpath SW of Bigbury Village



12 - Footpath 3 looking east towards Doctor's Wood and Dartmoor



13 - South from Bigbury Green



14 - From the Royal Oak PH



15 - Looking south from Bigbury Court



16 - Looking east from east of Doctor's Wood towards Avon Estuary



17 - From B3392 near Ponds Green towards Challaborough



18 - Across pond to Bigbury Village



19 - Towards Dartmoor from Stakes Hill Road



20 - Looking north from Tidal Road including Lime Kiln



21 - Tidal Road



22 - Avon Estuary looking south from Tidal Road





23 - Looking north from C252 east of Houghton



24 - Looking south east from C252 east of Houghton



25 - Footpath to south of Waterworks, St Ann's Chapel



26 - From B3392 north of St Ann's Chapel towards Holwell Farm



27 - Looking NW from B3392 north of St Ann's Chapel



SUGGESTED VIEWPOINTS OF OUR STUNNING AREA



30 - Towards Tuffland Farm from B3392



31 - Sea from B3392 south of Seven Stones Cross



32 - Towards Dartmoor from B3392 to north of Seven Stones Cross



33 - Looking west towards Knowle Farm



34 - To the NW from north of Shoal of Furze



28 - Looking SW for access to Tuffland Farm south of Seven Stones Cross



29 - Sea from north end of Blackberry Lane



35 - From road north of parish



**APPENDIX 13: LIST OF LOCAL HERITAGE ASSETS**

HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Bigbury Court Barns	Grid Ref: SX6685 4659 Undertrees Lane Bigbury Village	Mid 19th century (c.1860-1870) barns converted into residential properties	Historical and architectural value and positive contribution to Bigbury Conservation Area. Built in style of Duke of Cleveland
1 and 2 Court Cottages	Grid Ref: SX6673 4640 B3392, Bigbury Village	17th century cottages	Historical, architectural and group value. Positive contribution to Bigbury Conservation Area
Former Royal Oak Public House and Horse Mount	Grid Ref: SX6672 4638 B3392, Bigbury Village	17th century cottage converted to public house in 1850. Closed in 2015 just prior to sale of property. The bar and kitchen area and all fittings and fixtures have been removed but the lawful use is still that of a public house	Historical, architectural and group value. Positive contribution to Bigbury Conservation Area
Tristan, Weyside and Cranmere	Grid Ref: SX6670 4635 B3392, Bigbury Village	Late 18th or early 19th century terrace of cottages	Historical, architectural and group value. Positive contribution to Bigbury Conservation Area
Lavender Cottage, Rose Cottage and Mariners Cottage	Grid Ref: SX6665 4630 Bigbury Green, Bigbury Village	17th century terrace of properties	Historical, architectural and group value. Positive contribution to Bigbury Conservation Area
Bay View and Greenways	Grid Ref: SX6665 4629 Bigbury Green, Bigbury Village	Pair of semi-detached properties built in 1914. Bay View previously used as a police house and Greenways occupied by village school teacher	Historical and architectural value. Positive contribution to Bigbury Conservation Area
Sea View Cottage and adjoining building	Grid Ref: SX6670 4629 Bigbury Green, Bigbury Village	17th century dwelling attached to building previously used as a school, then a chapel and later the Penny Reading Room	Historical and architectural value. Positive contribution to Bigbury Conservation Area
South View	Grid Ref: SX6667 4620 Town Hill, Bigbury Village	17th century cottage	Historical, and social interest. Positive contribution to Bigbury Conservation Area
Spring Gardens Cottage	Grid Ref: SX6666 4618 Town Hill, Bigbury Village	17th century cottage	Historical and architectural value. Positive contribution to Bigbury Conservation Area
Willings Barn	Grid Ref: SX66624605 Town Hill, Lower Bigbury	Originally an agricultural barn built in the 1870s. Now converted to residential use	Historical and architectural value. Positive contribution to Bigbury Conservation Area. Built in style of Duke of Cleveland
Turtle Farm Barn	Grid Ref: SX6665 4603 Cot Lane, Lower Bigbury	17th century farmhouse	Historical and architectural value. Positive contribution to Bigbury Conservation Area. Built on style of Duke of Cleveland
Underground reservoir	Grid Ref: SX6662 4652 Field adjacent to Butterwell Barn	Stone domed reservoir originally used to tap houses in Bigbury Village	Historical and archaeological interest
Greystones	Grid Ref: SX6671 4595 Cot Lane, Lower Bigbury	17th century dwelling house	Historical and architectural and group value. Positive contribution to Bigbury Conservation Area



HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Ice Tunnel	Grid Ref: SX6682 4660 Field north of Bigbury Court	Possibly Medieval. Possibly outlet of ice tunnel for Bigbury Court	Historical feature of local interest
Well	Grid Ref: SX6665 4614 Town Hill, adjacent to rear garden of Turtlefieldse	Early 18th century. Well no longer in use	Historical feature and important to appearance and character of Bigbury Conservation Area
Water Pump	Grid Ref: SX6669 4600 Cot Lane, Opposite Westerlea, Lower Bigbury	Early 18th century. Pump no longer in use	Historical feature and important to appearance and character of Bigbury Conservation Area
Milk churn stand	Grid Ref: SX6683 4652 Undertrees Lane, opposite Bigbury Court, Bigbury Village	Stand for milk churns possibly dating from 1930s. No longer in use	Historical feature and important to appearance and character of Bigbury Conservation Area
Telephone box	Grid Ref: SX6666 4628 In front of Bigbury Cottage, Bigbury Green	Type K6 BT telephone box designed by Sir Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's Coronation. This telephone box is still in use	Historical feature and important to the character of Bigbury Conservation Area
Stone wall	Grid Ref: SX6663 4610 Boundary wall to Upper Willings Farm, on west side of Town Hill, Lower Bigbury	Early 18th century stone wall with attractive vertical stonework	Historical feature and important to appearance and character of Bigbury Conservation Area
Little Combe	Grid Ref: SX6632 4720 Fronting C252, in centre of St Ann's Chapel	1840s cottage forming part of a group of cottages to the south west of The Pickwick Inn	Historical and architectural interest, important to the appearance and character of St Ann's Chapel
The White House	Grid Ref: SX6633 4720 Adjacent to Little Combe but fronting B3392, St Ann's Chapel	1840s cottage forming part of a group of cottages to the south west of The Pickwick Inn. Used as Police House from late 19th century to 1914	Historical and architectural interest, important to the appearance and character of St Ann's Chapel
The Old Chapel	Grid Ref: SX 6635 4719 Set back to south of The White House, to west of B3392, St Ann's Chapel	Old Baptist Chapel, built in 1840s, now being used as a dwelling	Historical and architectural interest, important to the appearance and character of St Ann's Chapel
The Old Bakery / Le Petit Pain	Grid Ref: SX66354718 Fronting B3392 in centre of St Ann's Chapel	Former bakery built circa 1880s now being used for residential use only	Historical and architectural interest, important to the appearance and character of St Ann's Chapel
Telephone box	Grid Ref: SX6636 4712 Outside Holywell Stores, St Ann's Chapel	Type K6 BT telephone box designed by Sir Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's coronation. This telephone box is still in use.	Historical feature of local and social interest
Warren Cottage	Grid Ref: SX6508 4437 Marine Drive, Bigbury on Sea at junction with Parker Road	One of earliest surviving coastal cottages to service local fishing community and the oldest surviving property in Bigbury on Sea. Built circa 1820 with an early 20th century single storey timber clad extension constructed for use as a tea room/café	Of considerable local heritage interest due to its age and its social history. Unfortunately alterations both internally and externally have diminished its architectural value but the building still remains of local importance



HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Bay View Cafe	Grid Ref: SX6508 4437 Marine Drive, Bigbury on Sea at junction with Parker Road	Built in early 20th century as a single storey timber clad extension to Warren Cottages and originally called Barden's Tea-Rooms	A café has continued to operate from this building since its construction but was closed in September 2015 prior to the sale of Warren Cottage. The property is however listed as an asset of local community value and should be retained unless an alternative café offering equal or better facilities is built in its place
Pilchard Inn	Grid Ref: SX6480 4400 Burgh Island	Dates back to the 16th century when used in connection with the fish cellars on the island. Later additions in 19th and 20th centuries	Charming old inn with interesting social history relating to the pilchard fishing activities which took place in this area. Prominent location on the north side of the island and of considerable value to the tourist industry as well of considerable community value
Huer's Hut	Grid Ref: SX 6464 4386. Burgh Island, at highest point of island	Some doubt about the original use of this tower. Often referred to as a lookout tower to spot shoals of pilchards and arouse the fishermen with the huer's call. However, the Prideaux family of Kingsbridge stated that they erected it in the early 20th century for use as a picnic hut when they sailed round from Salcombe. Also used in the first and second world wars as an observation post	Prominent location on the island and of considerable local importance due to its social history. Also an important tourist attraction
Pillbox, NE of Burgh Island	Grid Ref: SX642 4400 Burgh Island, north east side	Constructed during World War 11 and now used as a lifeguard station.	Important to the social history of the parish and excellent use of structure.
Pillbox, NW of Burgh Island	Grid Ref: SX6470 4401 Burgh Island	Former WW11 pillbox at top of boat slipway on north west side of Burgh Island.	Historical and social interest
Pill box/ Lifeguard station	Grid Ref: SX6519 4415 Sedgewell Beach	Former World War 11 pillbox now used as lifeguard station	Important to the social history of the area and excellent use for this structure
Cliff Side	Grid Ref: SX6523 4424 Marine Drive, Bigbury on Sea	This was one of the first buildings in Bigbury on Sea following the purchase of the land by Bigbury Bay Land Company. Built 1906-1908	A dwelling of considerable character in prominent location on the seafront. One of the more interesting buildings in the village and it would be good to see it conserved
Sea Haven	Grid Ref: SX65134435 Ringmore Drive, Bigbury on Sea	One of the first buildings at Bigbury on Sea following the purchase of the land by the Bigbury Bay land Company. Possibly constructed in the 1910s. It is also one of the few properties of this age which retains most of its original features	Important architectural and historic interest and one of the best examples of dwellings built during the 1910s and 20s at Bigbury on Sea



HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Mount Folly Farm residential barns	Grid Ref: SX6606 4460 Folly Hill, Bigbury on Sea	Mount Folly Farm dates back to the 16th century. Stone barns likely to have been built in the late 19th century. The stone built barns fronting the main road have been converted for residential use	Historical and architectural interest
The Warren	Grid Ref: SX6495 4435 South of Marine Drive, Bigbury on Sea	2.5 hectare coastal strip called 'The Warren' was a Medieval warren which used to cover a much larger area of land from the eastern end of Challaborough to the west to Sedgewell Cove to the east. It also covered two large fields between Marine Drive and Ringmore Drive , including the site of Warren Cottage. These two northern fields have now been developed	Important area of open space still in use as a rabbit warren but also partly used as an overflow car park. Of historical interest as well as being of social value
Telephone box	Grid Ref: SX6510 4430 Marine Drive, adjacent to former bus stop, Bigbury on Sea	Type K6 BT telephone box designed by Sir Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's Coronation	Historical feature of local and social interest
Telephone box	Grid Ref: SX6505 4451 Ringmore Drive, Bigbury on Sea	Type K6 BT telephone box designed by Sir Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's Coronation. This telephone box is no longer in use	Historical feature of local and social interest
King George V post box in wall in front of Beach Front	Grid Ref: SX62544 425 Marine Drive, Bigbury on Sea	Old wall and post box still in use	Historical feature of local and social interest
Beacon on land at Mount Folly Farm	North side of Folly Hill overlooking Bigbury Bay at Bigbury on Sea overlooking Bigbury Bay	Medieval beacon still used for special events and associated with other beacons along the South Devon Coastline	Considerable local, if not national, historic interest and important to social history
Archaeology sites, Mount Folly Farm	Grid Ref: SX 6597 4479 On land opposite Mount Folly Farmhouse, Folly Hill	Archaeology digs on these sites this site indicates have found evidence of occupation in the Iron Age and Roman periods. Also known as Bicklebury	Considerable local historic interest in being able to establish occupation in the parish in the Iron Age and Roman periods
Easton House	Grid Ref: SX6701 4703 Easton Road , Easton	Large dwelling house built in the 1850s. Previously used as a hotel and then a residential home. Now whole complex converted to apartments	Architectural and historic interest and important in relation to the appearance and character of this historic hamlet
Easton Farmhouse	Grid Ref: SX6701 4703 Easton Road , Easton	Former barn to rear of Easton House now used as private dwelling	Architectural and historic interest and important in relation to the appearance and character of this historic hamlet



HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Easton Cottage, The Byre, The Granaries and Shippon Cottage	Grid Ref: SX6710 4704 Easton Road, Easton	Complex of stone built barns converted to residential use	Architectural, historic and social interest and important in relation to the appearance and character of this historic hamlet
Long Easton, previously called The Small House	Grid Ref: SX67124703 Easton Road, Easton	Early 19th century used as servant's cottage and set in an orchard owned by the Rector of Bigbury. When Rev Farrer came to Bigbury he added a community room beside the cottage and this became Bigbury School in the 1870s with an initial enrolment of 60 pupils. By 1910 the number of pupils had dropped to 30 and was eventually closed in 1934. It reopened in 1940 to take on evacuees. The school was closed again in 1946. The school was converted into a house and the Smallwood family purchased it in the late 1950s and changed the name to The Small House. Since then it has been considerably extended and renamed Long Easton	Architectural, historic and social interest and important in relation to the appearance and character of this historic hamlet
King George V post box in front of Glebe House	Grid Ref: SX6712 4707 Easton Road, Easton	Red post box still in use	Historical feature of local interest. Glebe House formally used as a rectory for St Lawrence Church but now in use as a private dwelling. Glebe House is a Grade II listed building
Foxhole Cottage	Grid Ref: SX6753 4730 Foxhole	Attractive two storey stone built cottage with modern extensions. Original cottage probably 17th century	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Basket Makers Hut, Dukes Mill	Grid Ref: SX6772 4730 Dukes Mill	Date unknown due to later alterations but was in place by circa 1800. Small former basket makers hut sited close to willow plantation	Historical building of local interest and important to social history of area
Bridge and Millpond	Grid Ref: SX6773 4735 Dukes Mill	Dukes Mill ceased working at the turn of the 20th century (circa 1900-1902) and was then used as a machinery and farm store. Old stone bridge across stream and by the millpond used in connection with the former Dukes Mill which is marked on OS map 1880-1899 and 1907 but not on 1954 OS Map	Historical and attractive structure important to local and social history
Frogland	Grid Ref: SX 6786 4829 Combe	Farmstead identified as a Domesday estate. Stone farmhouse dates from 18th century or possibly earlier and is now used as a private dwelling	Historic interest





HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Spring Bank	Grid Ref: SX6762 4870 Combe	Built possibly in 1840s	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Abbot's Ash, Combe Farm	Grid Ref: SX6749 4862 Combe	Part of Combe Barton complex	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Combe Barton Cottage	Grid Ref: SX6749 4862 Combe	Part of Combe Barton complex	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Combe Farm Barns	Grid Ref: SX6747 4862 Combe	Part of Combe Barton complex	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Combe Barton	Grid Ref: SX6749 4862 Combe	Combe is recorded in 1485. Farmhouse now named Combe Barton was altered in 19th century but preserves remains of a 14th century or 15th century rear doorway	Architectural and historic interest and important in relation to the appearance and character of this small settlement
Clanturkan Cottage	Grid Ref: SX6710 4895 Combe	Former barn circa 1840s now used as residential property. Part stone/part brick dwelling	Historic interest
Knowle Farmhouse	Grid Ref: SX 6717 4892 Knowle	Early 19th century. Range of buildings around a courtyard with an adjoining farmhouse, all now in residential use	Architectural and historic interest
Higher Cumery House, Higher Cumery Cottage, Courtlage and Courtlage Annexe	Grid Ref: SX6680 4906 Cumery	Higher Cumery House, previously known as Higher Knowle House, is a 19th century two storey house, built circa 1870. The stone barns to the rear have been sympathetically converted to provide residential accommodation	Architectural and historic interest
Remains of chapel and well at St Milburga's Oratory	Grid Ref: SX6813 4668 At bottom of Stakes Hill close to the tidal road	St Milburgh's Chapel which occupied this site was licensed by Bishop Stafford on 18 October 1395. The chapel was demolished a few years ago apart from some small portions of walls which still remain. This is also the site of a Medieval well, known as St Milburga's Well, which has been covered and buried. The site is now occupied by a modern 7 bedroom residence called Milburga's Oratory. The house is set in beautiful landscaped gardens in a wonderful location close to the Avon Estuary	Historical and architectural interest



HERITAGE ASSET	LOCATION	DESCRIPTION OF ASSET	REASON FOR INCLUSION
Lime Kiln	Grid Ref: SX 6825 4676 Milburn Orchard, close to Avon Estuary	Early 19th century disused lime kiln	Historical and social interest
Villa Crusoe including boat house and quay	Grid Ref: SX6705 4480 Lincombe Lane, fronting Avon Estuary	Attractive Art Deco house in beautiful landscaped grounds with own private beach, boathouse and quay. Constructed first quarter of 20th century	Historical and architectural interest
Greenwell	Grid Ref: SX6730 4440 Lincombe Lane, fronting Avon Estuary	House built in 1910s	Historical and architectural interest
Lincombe Barn	Grid Ref: SX6690 4545 Lincombe Lane Quay Lane, Lincombe	Barn built pre 1840. Now converted to residential use	Historical and architectural interest
Hexdown farmhouse and barns	Grid Ref: SX6685 4490 Hexdown	Farmhouse probably 18th century and barns, now converted for residential use, built in 1870s	Historical and architectural interest. Built in style of Duke of Cleveland
Tuffland Farmhouse	Grid Ref: SX6620 4850 Tuffland Farm	Stone farmhouse built in 18th century or possibly earlier	Historical and architectural interest
Cockleridge House, including old boathouse	Grid Ref: SX6650 4455 Cockleridge, overlooking Avon Estuary	Early 20th century house originally occupied by owner of Bantham Estate	Historical and architectural interest
Earth enclosure	Grid Ref: SX6707 4940 60m west of Ley Cross	Iron Age settlement enclosure, known as Yellowbury	Historical interest
Milk churn stand	Grid Ref: SX6656 4510 Entrance to Bigbury Golf Club	Stand for milk churns brought up from Hexdown Farm. Probably erected in 1930s	Historical interest
Houghton farmhouse and barns	Grid Ref: SX6583 4682 C252 on road from St Ann's Chapel to Ringmore	17th century farmhouse and barns converted to residential use	Historical and architectural interest
Nodden Farm House and barns	Grid Ref: SX6635 4708 Marwell	Possible 17th century farmhouse and barns converted to residential use	Historical and architectural interest
Nodden Mill	Grid Ref: SX6488 4649 Marwell	Mill now just a ruin but marked as a mill on 1905 revision to 1884 Map and on 1967 map when it was a farm. Dates back to 17th century	Historical and social interest
Tidal Road	Grid Ref: SX6835 4677 Across tributary to the Avon Estuary to the east of Milburn Orchard	Part of historic route from Kingsbridge/ Aveton Gifford to Modbury. The Bigbury/ Aveton Gifford boundary runs along the centre line of the tributary so only the part of the tidal road close to Milburn Orchard is within the parish	Historic and aesthetic value. The stakes either side of the road mark its position at high tide



**APPENDIX 13A: PHOTOGRAPHS OF LOCAL HERITAGE ASSETS**



1 - Bigbury Court Barns, Bigbury Village



2 - 1 and 2 Court Cottages, Bigbury Village



3 - Royal Oak, Bigbury Village



4 - Royal Oak, Bigbury Village



5 - Tristan and Weyside, Bigbury Village



6 - Cranmere, Bigbury Village



7 - Lavender, Rose and Mariners, Bigbury Green



8 - Bayview and Greenways, Bigbury Green



9 - Sea View Cottage, Bigbury Green



9b - Sea View Cottage located above the Bigbury Village Green



10 - South View, Town Hill, Bigbury



11 - Spring Gardens, Town Hill, Bigbury



12 - Willings Barn, Lower Bigbury



13 - Turtle Farm Barn, Lower Bigbury



14 - Greystones, Lower Bigbury



15 - Ice Tunnel, Bigbury Court



16 - Well at Town Hill, Lower Bigbury



17 - Water Pump, Cot Lane, Lower Bigbury



18 - Milk Churn Stand, Undertree Lane, Bigbury



19 - Telephone Box, Bigbury Green





20 - Stone Wall, Town Hill, Lower Bigbury



21 - Little Combe, St Ann's Chapel



22 - The White House, St Ann's Chapel



23 - The Old Chapel, St Ann's Chapel



24 - The Old Bakery, St Ann's Chapel



25 - Telephone Box, Holywell Stores St Ann's Chapel



26 - Warren Cottage, Bigbury on Sea



27 - Bay View Café, Bigbury on Sea



28 - Pilchard Inn, Burgh Island



29 - Pilchard Inn 1906, Burgh Island



30 - Pilchard Inn 1937, Burgh Island



31 Huer's Hut, Burgh Island



32 - Pillbox - Burgh Island



33 - Pillbox - Sedgewell Sands, Bigbury on Sea



34 - Cliff Side, Bigbury on Sea



35 - Cliff Side 1920, Bigbury on Sea



36 - Sea Haven, Bigbury on Sea



37 - Sea Haven, Bigbury on Sea 1920



38 - Mount Folly Farm Barns, Bigbury on Sea



39 - Mount Folly Farm Barns on right of photograph, Bigbury on Sea





40 - The Warren, Bigbury on Sea



41 - Telephone Box, Marine Drive, Bigbury on Sea



42 - Telephone Box, Ringmore Drive, Bigbury on Sea



43 - Postbox, Marine Drive, Bigbury on Sea



44 - Beacon, Folly Hill, Bigbury on Sea



45 - Archaeology Site, Mount Folly Farm, Bigbury on Sea



46 - Easton House, Easton



47 - Easton Farmhouse, Easton



48 - Easton Court, Easton



49 - Easton Court, Easton



50 - Long Easton, Easton



51 - Long Easton, Easton



52 - The Well, Easton



53 - Post Box, Glebe House, Easton



54 - Foxhole Cottage, Foxhole



55 - Foxhole House, Foxhole



56 - Basket Maker's Hut, Foxhole



57 - Dukes Mill Bridge, Dukes Mill



58 - Frogland, Combe



59 - Spring Bank, Combe





60 - Abbot's Ash, Combe



61 - Combe Barton Cottage, Combe



62 - Combe Barton, Combe



63 - Clanturkan Cottage, Combe



64 - Knowle Farmhouse, Knowle



65 - Higher Cumery House, Cumery



66 - St Milburga's Oratory, Stakes Hill



67 - Lime Kiln, Milburn Orchard, Stakes Hill



68 - Villa Crusoe, Lincombe



69 - Boathouse at Villa Crusoe, Lincombe



70 - Pillbox north west of Burgh Island



71 - Greenwell, Lincombe



72 - Lincombe Barn, Lincombe



73 - Lincombe Barn, Lincombe 2018



74 - Hexdown Farm, Hexdown



75 - Hexdown Barns, Hexdown



76 - Tuffland Farm, Tuffland



77 - Cockleridge, Cockleridge



78 - Cockleridge Boathouse, Cockleridge



79 - Iron Age Earth Enclosure, Ley Cross





80 - Milk Churn Stand, Bigbury Golf Club



81 - Houghton Farmhouse and Barns, Houghton



82 - Dove Barn, Houghton



83 - Nodden House, Nodden



84 - Nodden Barns, Nodden



85 - Nodden Mill, Nodden



86 - Tidal Road, Stakes Hill



## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14A - BURGH ISLAND

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Burgh Island (outside of the existing built up part of the hotel complex)	SX6464 4386	Open land of visual and recreational value, partly used in association with the Burgh Island Hotel and partly as an area of open space enjoyed by the local community and visitors to the area.

### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
South Devon Heritage Coast Undeveloped Coast Adjacent to Area of Outstanding Natural Beauty.	None	Part of land within red line boundary of approved plan relating to application Ref: 0437/19/CLE granting lawful development certificate of existing use of property as hotel with associated grounds containing ancillary buildings, tennis court, helipad and car park, granted 04 04 2019.

### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Close to village and beach facilities of Bigbury on Sea.	Yes. Openness of land outside existing built up part of the hotel complex is demonstrably special to local community due to its outstanding beauty, an important visual amenity, significant recreational value, an area of tranquillity, rich in wildlife, a tourist attraction and important to the South Devon Heritage Coast, setting of the AONB, and setting of the Grade II listed hotel.	Yes. Area of land of approximately 7.9 h. Local in character and not an extensive tract.









## LOCAL GREEN SPACES ASSESSMENT

### APPENDIX 14B - THE WARREN

#### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
The Warren and Warren Point, Bigbury on Sea and land to south west of coastal path, Challaborough	SX 6500 4440	Area of open space adjacent to coastline used for walking and partly use for overspill car parking during busy holiday periods.

#### CHECK LIST

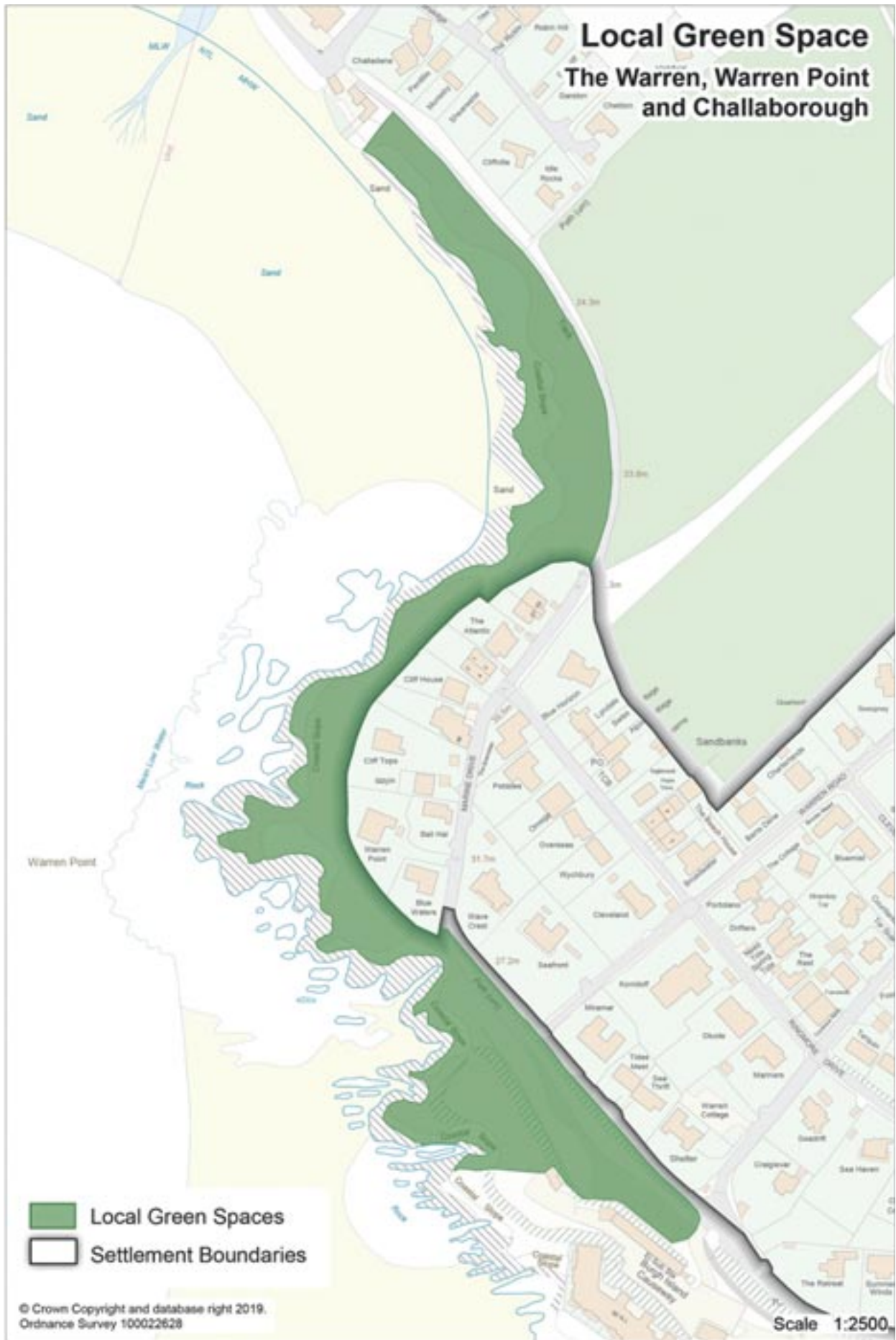
STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway	None	None

#### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
<b>Yes.</b> Within village and close to tourist facilities of Bigbury on Sea.	<b>Yes.</b> Area of outstanding natural beauty. Recreational value particularly for walking purposes. Tranquil area and rich in wildlife.	<b>Yes.</b> Area of approximately 2.3h. Local in character and not an extensive tract of land.







**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14C - CLEMATON HILL**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Clematon Hill, Bigbury on Sea	SX 6530 4430	Open coastline used for walking and general recreation purposes.

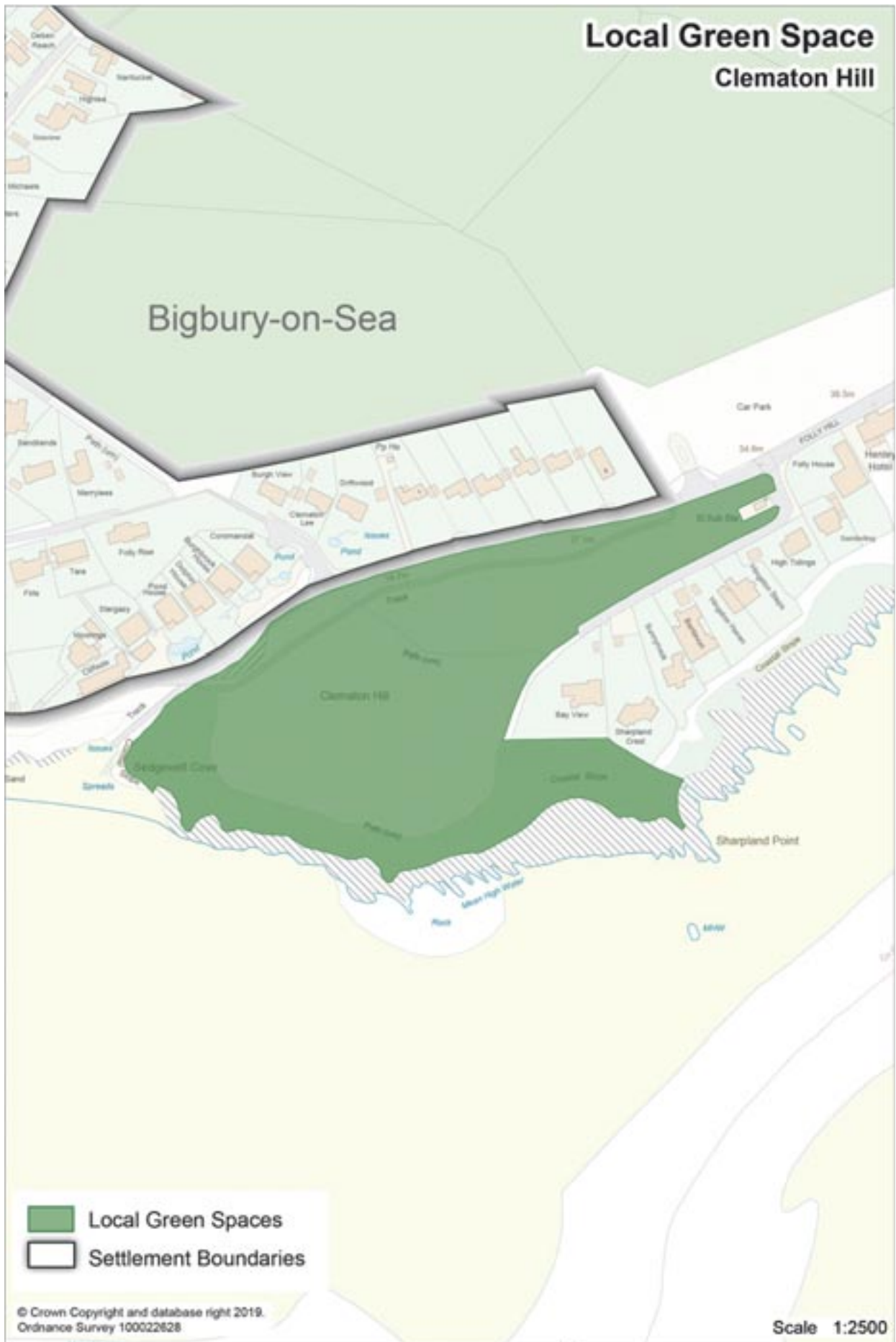
**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway	None	None

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
<b>Yes.</b> Within village and close to tourist facilities of Bigbury on Sea.	<b>Yes.</b> Area of outstanding natural beauty. Recreational value particularly for walking purposes. Tranquil area and rich in wildlife.	<b>Yes.</b> Area of approximately 2.9h. Local in character and not an extensive tract of land.





**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14D - COCKLERIDGE HAM**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Cockleridge Ham	SX 6690 4450	Open land used for walking and of significant wildlife value.

**CHECK LIST**

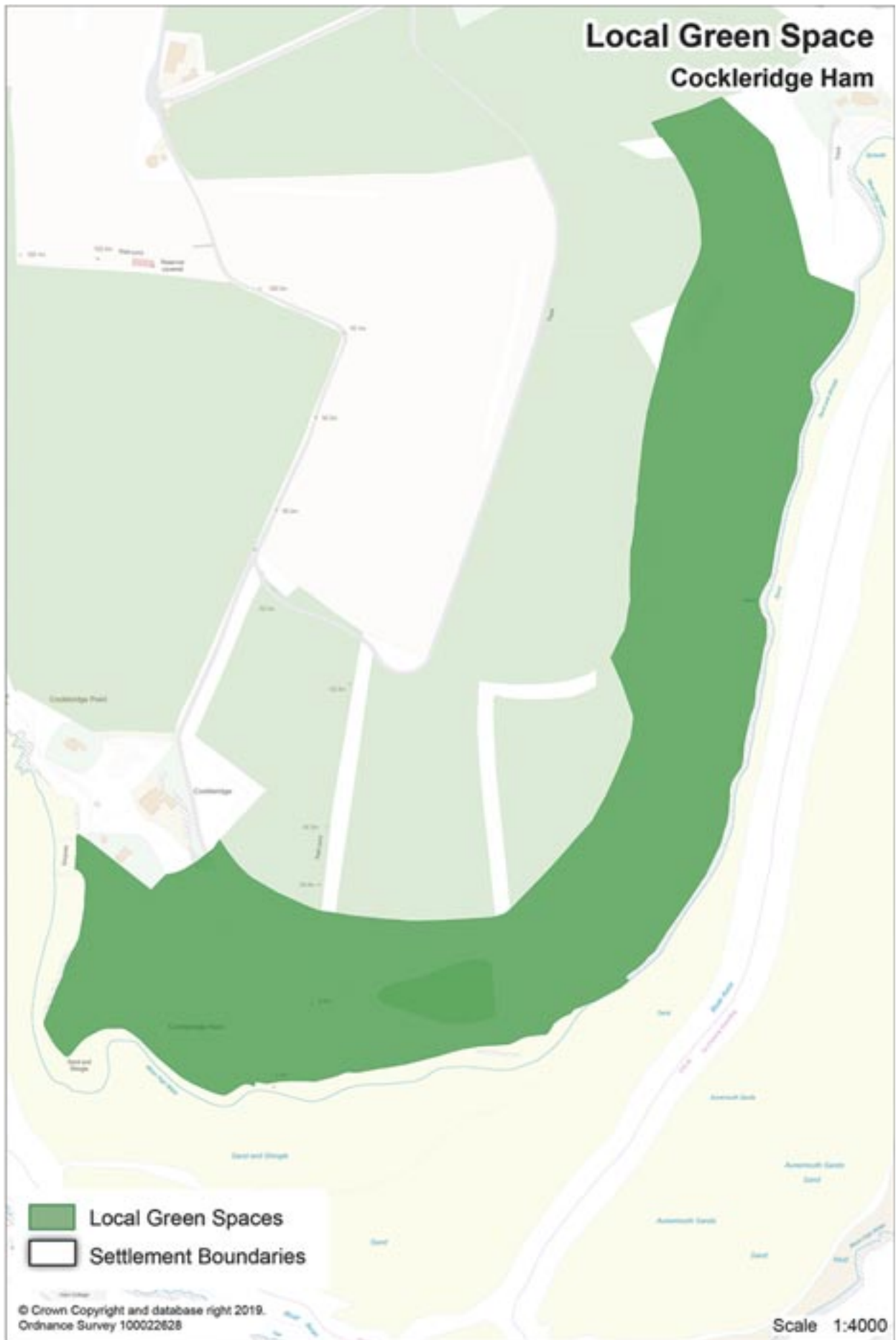
STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway Site of Local Wildlife Interest	None	None

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
<b>Yes.</b> Close to Hexdown and Bigbury on Sea and used regularly by local community for walking and recreational purposes.	<b>Yes.</b> Area of outstanding natural beauty adjacent to the Avon Estuary. Recreational value particularly for walking purposes. Tranquil area and of significant wildlife value.	<b>Yes.</b> Area of approximately 14h. Local in character and not an extensive tract of land.







## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14E - BIGBURY VILLAGE GREEN

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Bigbury Village Green	SX 6670 4630	Public open space and village green.

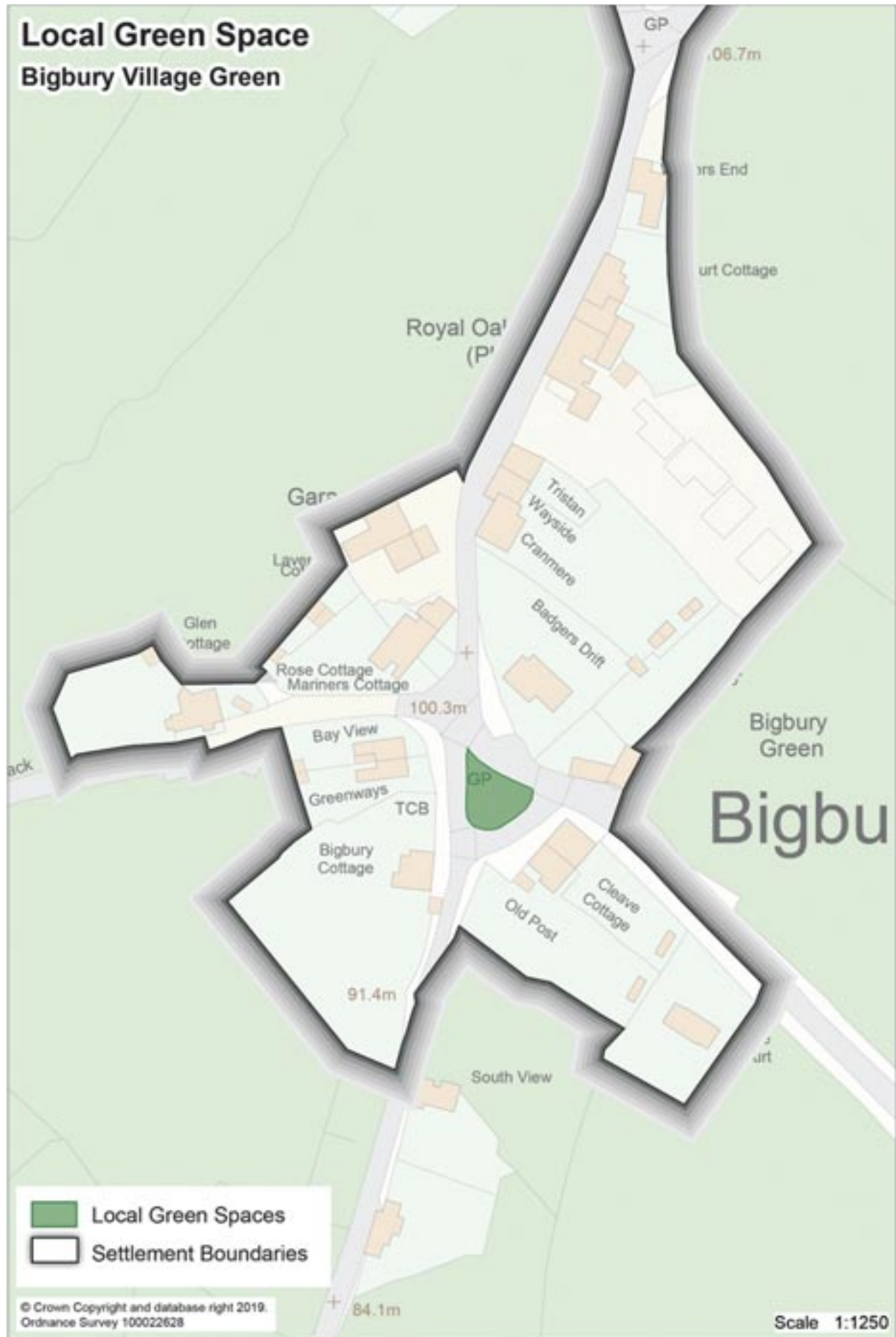
### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area	None	None

### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. In the heart of Bigbury Village.	Yes. Already recognised as a village green and important area of public open space. Used by community on Christmas Eve every year for 'Carols on the Green' which is a very popular event. Also important historically and providing an attractive setting to the cottages which surround the green, most of which are either on the statutory list or local list of buildings of historic or architectural interest.	Yes. Area of approximately 0.02h. Local in character and not an extensive tract of land.





**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14F - OPEN LAND AROUND THE DOVECOTE, BIGBURY COURT**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Open land around Bigbury Court Dovecote	SX 6675 4650	Privately owned area of open space sometimes used for sheep grazing.

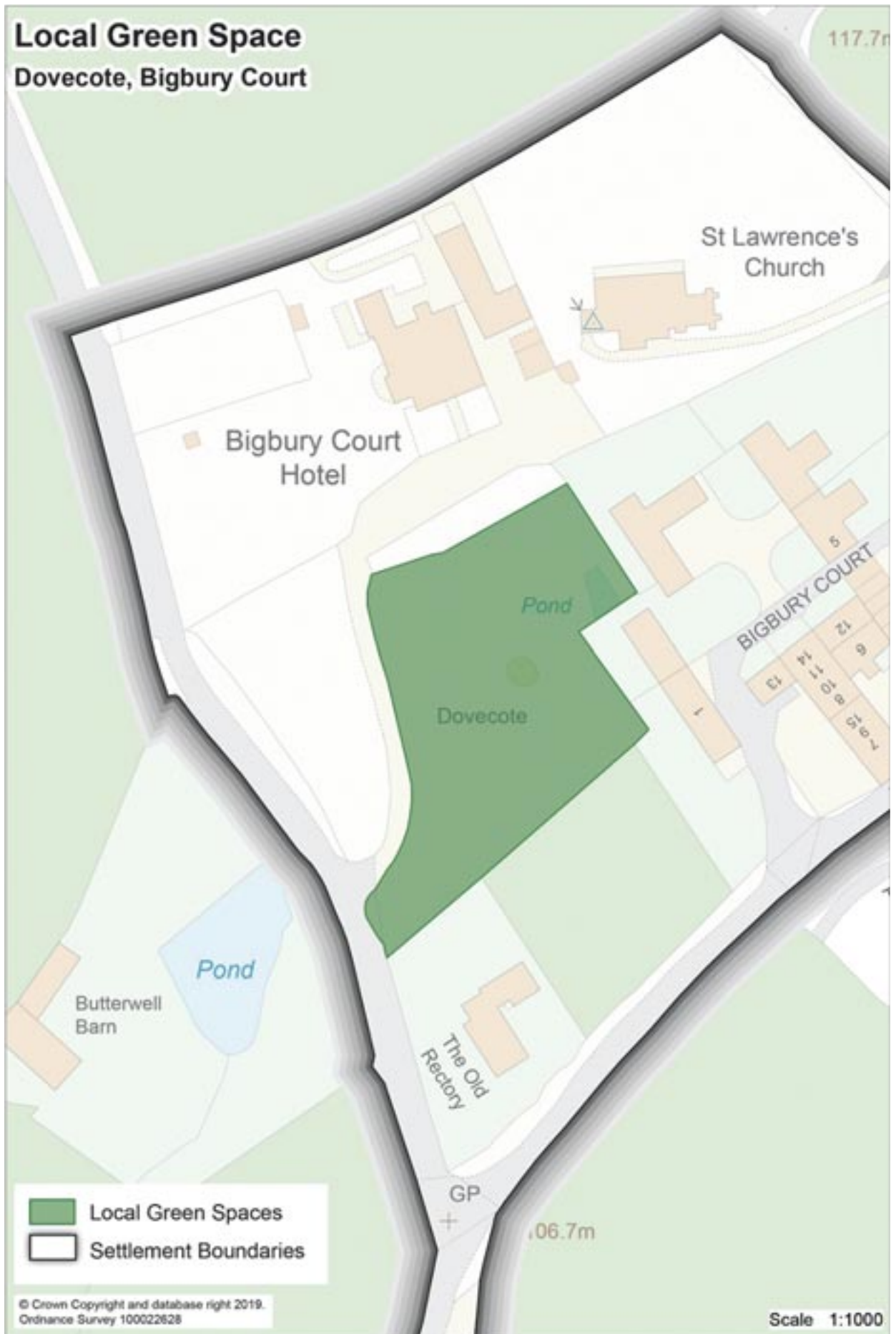
**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area Dovecote designated as Scheduled Ancient Monument and Grade II listed building	None	None

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within Bigbury Village.	Yes. An area of historical significance, which is important to the setting of the listed Dovecote, and group of buildings which surround the site including Bigbury Court Farmhouse, which is also Grade II listed and former manor house of the Bigbury Parish, the listed St Lawrence Church, the Old Rectory and Bigbury Court Barns. This area of open space although in private ownership also The openness of the land also provides as important setting for the surrounding buildings including the Bigbury Court Barns. The openness of the site is also of important visual value when entering Bigbury Village.	Yes. Area of approximately 0.3h. Local in character and not an extensive tract of land.





**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14G - OPEN SPACE TO REAR OF BIGBURY COURT BARN**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Open space to rear of Bigbury Court Barns, Bigbury	SX 6680 4665	Area of open space used for recreation purposes, mainly by people owning or occupying the Bigbury Court Barns.

**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area	None	Application Ref: 05/0998/77/3 – Renewal of permission granted on WX/9179 for the conversion to nine dwellings. Application Ref: 05/1138/80/1 – Twelve dwellings.

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within residential complex.	Yes. Important area of open space used for recreation purposes. Within conservation area and providing an important setting for the Bigbury Court Barns, which are of local heritage importance and the statutory listed St Lawrence Church which is situated to the north of the site.	Yes. Area of approximately 0.15h. Local in character and not an extensive tract of land.





**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14H - RECREATION GROUNDS TO REAR OF MEMORIAL HALL**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Recreation grounds to rear of Memorial Hall, St Ann's Chapel	SX 6645 4720	Playing fields and equipped recreation grounds used regularly by the youth who live or are visiting the parish.

**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast	None	Historic permission and no details on Council's website.

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within village of St Ann's Chapel.	Yes. In regular use for sport and recreation purposes by the youth of the community and also used for community events such as summer fairs and other events in combination with use of Memorial Hall.	Yes. Area of approximately 0.38h. Local in character and not an extensive tract of land.



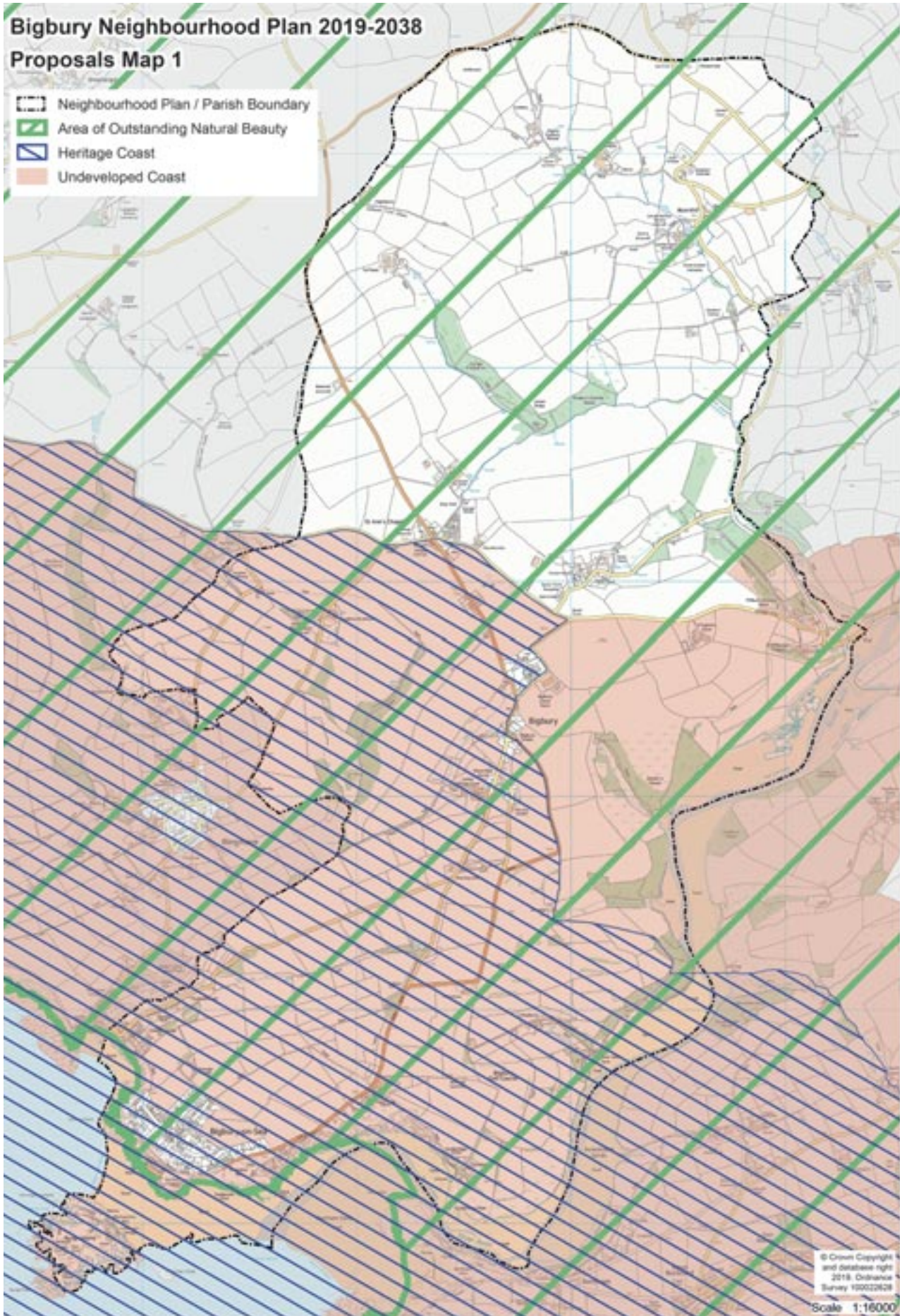


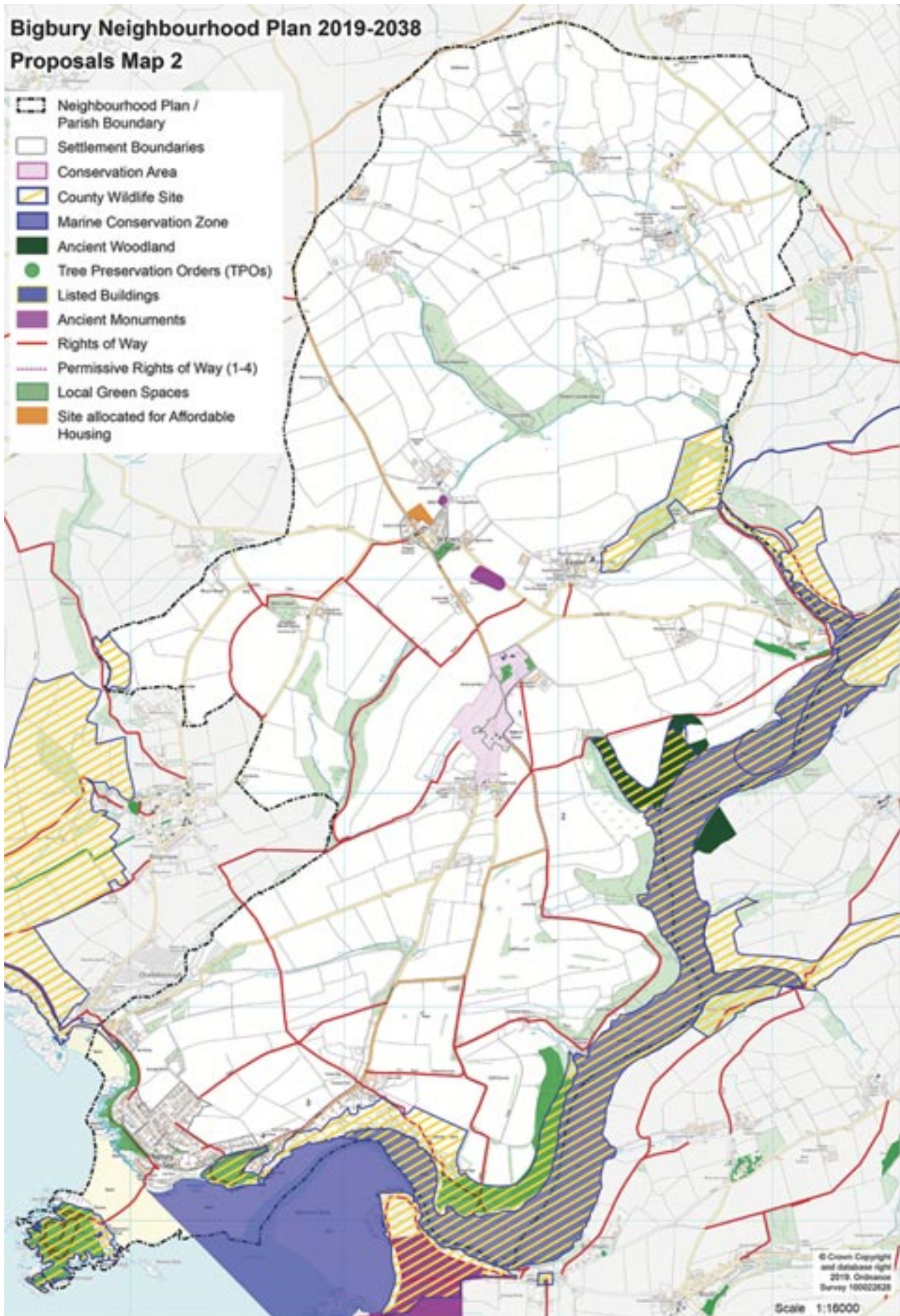


## **APPENDIX 15 - PROPOSALS MAPS**

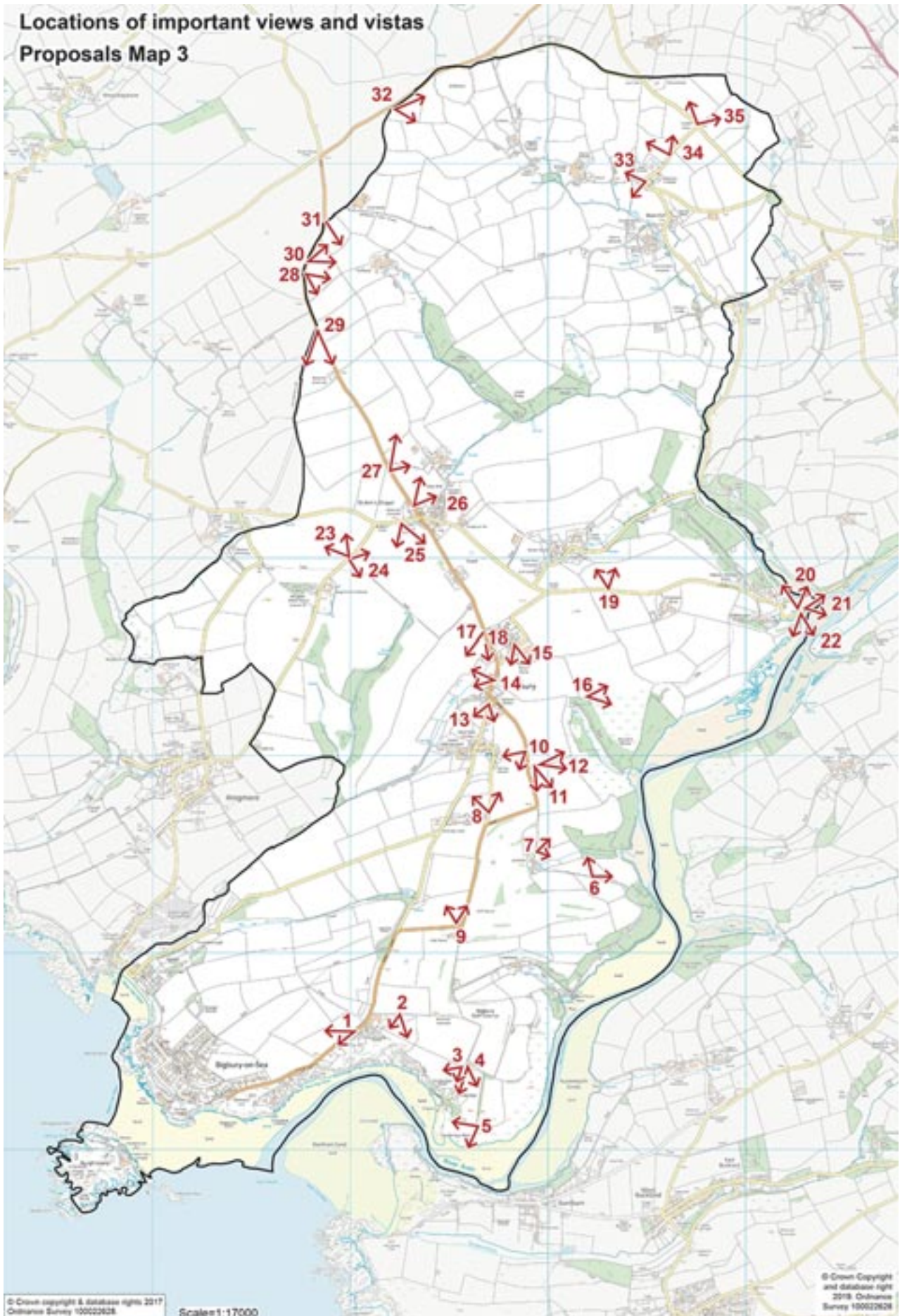
The Proposals Maps are shown on pages 129, 130 and 131. The first shows the area designated as an Area of Outstanding Natural Beauty (AONB), Heritage Coast and Underdeveloped Coast. the second shows the other designations and the third shows The Locations of Important Views and Vistas.







Locations of important views and vistas  
Proposals Map 3



**QUALITY MANAGEMENT**

Prepared by: Valerie Scott

Authorised by: NPSG

Date: November 2019

Project Number/Document Reference: VSP1005

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