

Bigbury Parish Council's response to the Ringmore Neighbourhood Plan

Bigbury Parish Council have the following comments to make in respect of the Ringmore Neighbourhood Plan:

Policy RNP1 – Development within the Settlement Area

This should in the opinion of Bigbury Parish Council be titled 'Development within the Ringmore Village Settlement Boundary' and in the policy itself reference should be made to the settlement boundary.

Policy RPN2 – General Design Principles for New Development

In my opinion of Bigbury Parish Council reference to the design being 'traditional' should be removed. Good quality design sympathetic to the character of the surrounding area should be sufficient.

Policy RPN3 – Development through CLT or other Private Self Build initiatives

Bigbury Parish Council would suggest that it is made clear in the policy that these schemes could be outside as well as within the Ringmore Settlement Boundary. The Bigbury Parish Council assume that these would be 'exception sites' and as such should also be close to the settlement boundary.

Policy RPN4 – Housing Development not for use as "Primary Residence"

Bigbury Parish Council suggest that the reference to 'settlement area' or 'settlement boundary' be omitted from this policy as the policy should apply to all new residential development whether within or outside the settlement boundary.

Policy RPN5 – Other development, subdivision or existing plots for building or extension to existing building

Does this policy allow subdivision of plots outside the settlement boundary? Bigbury Parish Council is assuming that it does not but maybe this should be made clear in the policy ie a criteria added that any additional dwellings should be contained within the settlement boundary.

Bigbury Parish Council considers that a complete ban on increasing the roof height would be unreasonable and would suggest that this be amended to allow some exceptions if it would be consistent with the roof height of neighbouring properties and does not result in loss of amenity to other properties in the area.

Policy RPN6 – New Tourism Development in Ringmore Parish

It is not clear what this policy covers in terms of the type of tourism development. The first sentence of the policy refers to high turnover, short occupancy. Bigbury Parish Council assume that relates to holiday lets but would this not be contrary to Policy RPN1. If the policy relates the commercial development such as hotels, guest houses or any other commercial uses this should in the opinion of Bigbury Parish Council be clarified.

Policy RPN7 – Caravan Parks in Ringmore Parish

No comment.

Policy RPN8 – Enhancement of Tourism Facilities in Ringmore

No comment.

Policy RPN9 – Employment and Business; providing employment opportunities

No comment.

Policy RPN10 – Employment & Business: agricultural development and farm diversification

No comment.

Policy RPN11 – Maintain and develop community assets

The original reference to loss of community facilities being subject to a period of appropriate marketing seems to have been deleted from this version of the Plan. Was this intentional?

Policy RPN12 - Improvement to health and wellbeing facilities

No comment.

Policy RPN13 – Area of Outstanding Natural Beauty

No comment.

Policy RPN14 - Biodiversity

No comment.

Policy RPN15 – To protect the tranquility of the environment and maintain the dark skies

No comment.

Policy RPN16 – No heading!

Bigbury Parish Council do not agree that the same weight would apply to impact on local heritage assets as it would to designated assets.

Policy RPN17 – Local Green Spaces

The NPPF states that the policy for Local Green Spaces should be similar to the policy for development in the Green Belt with the emphasis being on retaining openness. This policy should in the opinion of Bigbury Parish Council reflect the guidance set out in the NPPF.

Policy RPN18 – Maintenance or Improvement to Transport Infrastructure

No comment.

Policy RPN19 – Connectivity Infrastructure

No comment.

Policy RPN20 – Development of low carbon energy production within the Parish

No comment.