

## 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.

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