

Aveton Gifford Neighbourhood Plan to 2034

5th August 2020



Referendum Version

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Introduction

What is a Neighbourhood Plan?

1. The Localism Act 2011 gave communities a greater say in how their areas should develop. Providing the plan is made in accordance with government requirements it will be taken into account in local planning decisions alongside the National Planning Policy Framework (NPPF) and the Plymouth and South West Devon Joint Local Plan (JLP).

What must it do?

2. A Neighbourhood Plan is required to meet certain requirements; it must:
 - a) be appropriate having regard to national policy,
 - b) contribute to the achievement of sustainable development,
 - c) be in general conformity with the strategic policies of the development plan for the area, and
 - d) be compatible with human rights requirements and European obligations.
3. A Statement of Basic Conditions accompanies the plan explaining how these conditions are met

What stage has this plan reached?

4. The plan was published in draft form for consultation (Regulation 14) in 2018. It was amended in light of comments received and, because of some significant changes, was republished for consultation in May 2019. Final amendments have now been made and the plan is duly submitted to South Hams District Council (Regulation 15). South Hams District Council will appoint an independent examiner to look at the plan and determine whether it meets the basic conditions (at para 3 above).
5. After the examiner has approved the plan it will become subject to a local referendum. Providing a majority support the plan it will then become part of the development plan for the parish.

Who made this plan?

6. On the direction of the Aveton Gifford Parish Council, 3 parish councillors and several volunteer parishioners formed a Neighbourhood Plan committee in Sept 2015. They have prepared the plan based on the results of surveys and consultations carried out in the parish.

What area does it cover?

7. The plan covers the whole of Aveton Gifford parish. The application for designation was approved by South Hams District Council on 18th November 2015.

How does it fit with other plans?

8. The plan must have regard to the latest version of the National Planning Policy framework etc.
9. The JLP has been examined and has been adopted. It looks ahead to 2034 and establishes the strategic planning policy context for Aveton Gifford and the wider district. It can be viewed at:
www.plymouth.gov.uk/planningandbuildingcontrol/plymouthandsouthwestdevonjointlocalplan

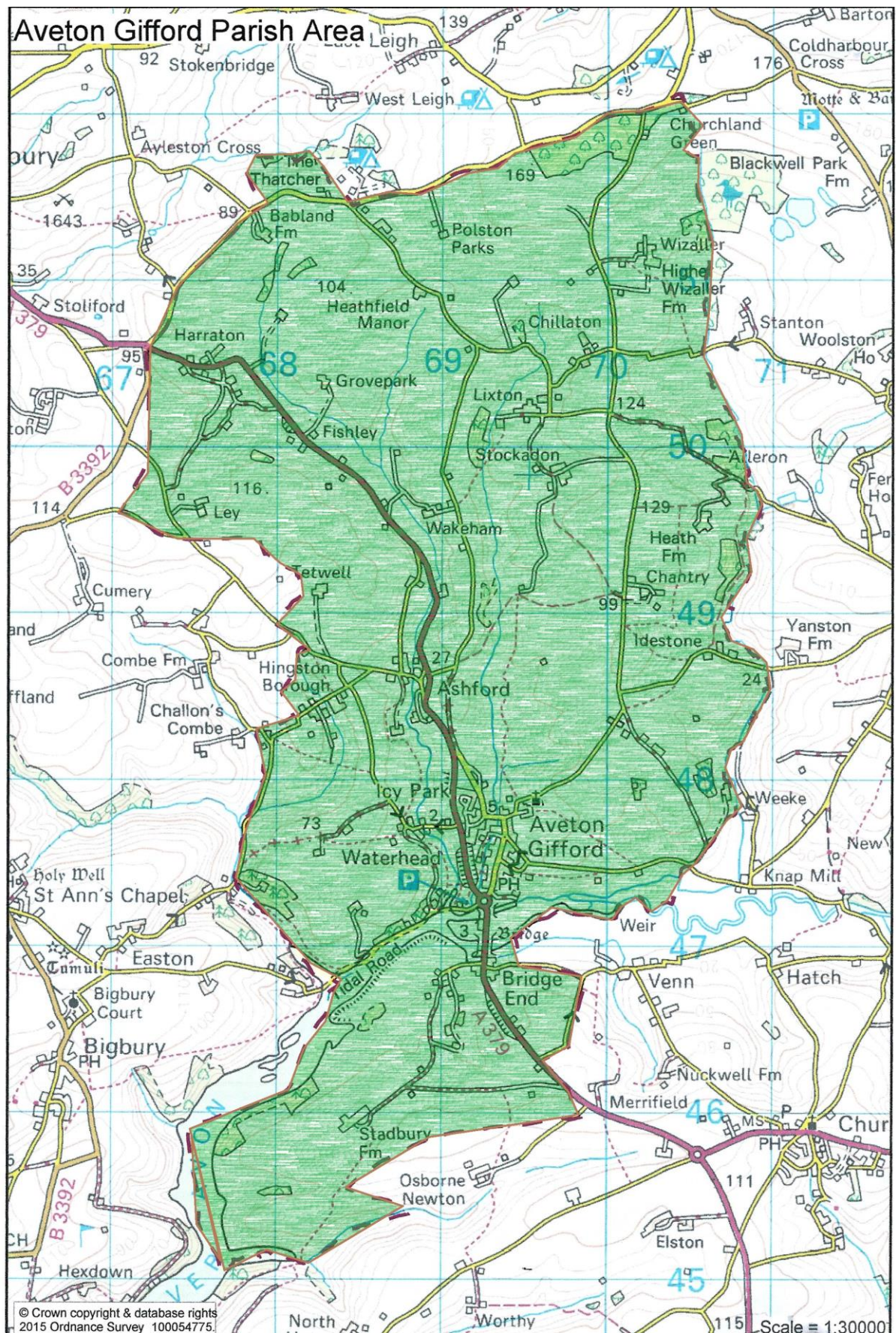
10. The JLP sets out broad policy guidance for development and how natural, heritage and community assets will be safeguarded. It also establishes strategic targets for housing development and provisions for affordable homes and employment.
11. The JLP aims to build a highly successful sub-region on the basis of a major city, high quality market towns and sustainable villages, set in a beautiful natural environment. It aims to deliver development proactively, meeting local needs for new homes, jobs and services, and recognising local diversity.
12. The Neighbourhood Plan augments those policies with appropriate detail at a local level.

What period does the plan deal with?

13. The Neighbourhood Plan looks ahead to 2034, in line with the wider Plymouth, South Hams and West Devon Joint Local Plan (the JLP).

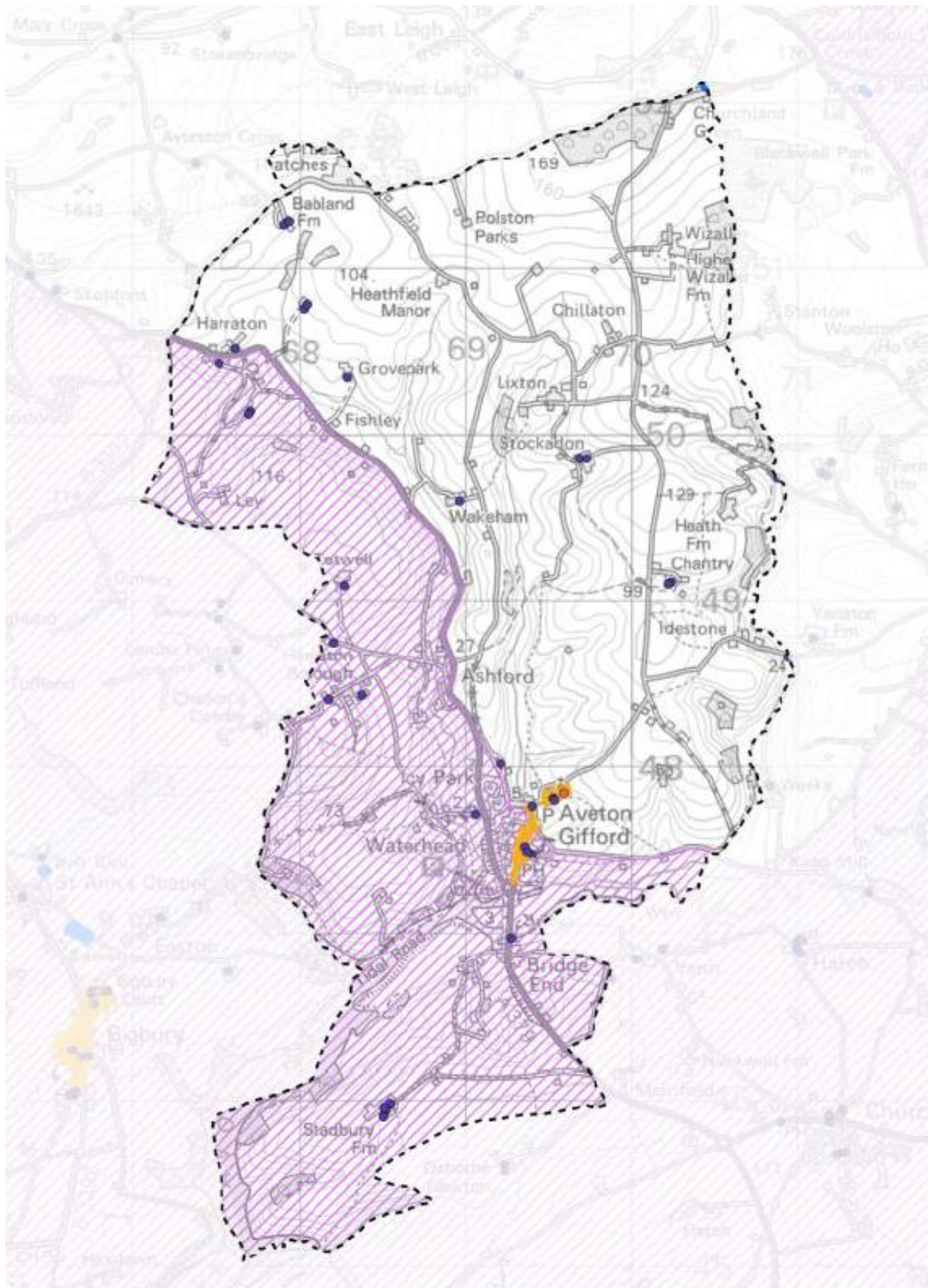
Description of the Parish

14. The parish of Aveton Gifford lies in the South Hams district of South Devon. It covers about 4,000 acres or 6 sq miles from Hangman's Cross at the northern end to Stiddicombe Creek at the south. The parish takes its name from the River Avon which flows through its southern part. The village is situated about 3 miles inland from the coast at the head of the tidal Avon estuary. The area of the parish, to the west of the old A379, is in an Area of Outstanding Natural Beauty.
15. The parish comprises the village of Aveton Gifford and a surrounding area of mainly agricultural land with scattered farms and outlying hamlets. Many of these have grown in recent years to include converted barns, and there has been an increase in the number of second homes and holiday rentals. There are 355 households registered on the electoral roll, and an estimated 23 holiday/second homes. The population grew from 722 in 2001 to 833 in 2011 (Census figures), an increase of over 15%. Today the population is estimated to be around 1,000, a further 20% increase.
16. There is a rich local heritage which is still valued to this day. The Giffards who gave their name to the parish were Lords of the Manor during Norman times. The manors of Avetone, Heathfield and Stadbury were mentioned in the Domesday Book and there are many indications of our ancient and historical past. In the village a 15th century bridge crosses the Avon, and the 13th century St Andrew's church, although badly damaged during WW2, has been extensively rebuilt. There are a further 28 listed buildings and other structures in the parish.
17. The village is the centre for a thriving parish with a strong sense of community. It has the benefit of a Primary School, a Pre-School and a Toddler Group at "The Hive", a community-owned Shop and Post Office, St Andrew's Church and a pub The Fisherman's Rest. There are community allotments, a village hall, the village green with a playing field and children's play areas, and a tennis court. In 2015 the parish council took over the swimming pool at the school on a long lease, and this is now run as a community pool. The parish has also taken ownership of the two public car parks at Timbers and Jubilee Street.
18. Residents and tourists regularly make use of the 28 public rights of way; they are a major asset of the parish, comprising 21 footpaths, 4 bridleways and 3 byways - a total of over 20 km through unspoilt countryside and beside the tidal estuary. The area attracts walkers, horse riders, bird watchers, photographers and artists, and the estuary, with its easy access to Bantham and Bigbury beaches, is increasingly enjoyed for leisure activities and water sports. South Efford Marsh is a managed wildlife reserve on the banks of the river, a valued reclaimed saltmarsh habitat and now one of South Devon's best bird-watching sites. This estuary is fed by the River Avon and is the primary feature of the Parish
19. The parish lies between the market towns of Kingsbridge and Modbury, on the A379 (Plymouth to Dartmouth road), and with access via the B3196 to the A38. The A379 used to pass through the centre of the village, but in 1991 a bypass was built to the west. The village benefits from a regular bus service to Plymouth and Kingsbridge. Commuters travel to Kingsbridge and Modbury (4 miles), Totnes (15), Plymouth (18) and Exeter (35) and elsewhere.



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Areas of Outstanding Natural Beauty in Aveton Gifford Parish (AONB)



A Vision for Aveton Gifford

20. The Parish Council prepared a vision for the future of Aveton Gifford, whose aims were supported at the initial public consultation.
21. The Neighbourhood Plan shows the way forward by using the wishes of the parishioners as the desired criteria for development.

The Chairman, Parish Council 2019

Signed by: Sarah Marcus

On Behalf of the Parish Council

Community Consultation

22. Local opinions and aspirations are critical, forming the foundation of the plan. In order to gather parishioners' views events were organised, questionnaires distributed and surveys undertaken.
23. A fuller explanation of the consultations undertaken and the results is given in the Statement of Consultation which accompanies the plan.

Pre-publication consultation

24. An initial open day in the village hall on 20th February 2016 aimed to raise awareness of the plan and begin to gather local views. This was well attended, with 109 people coming along and leaving 788 comments across 9 topic areas. [Click here for results](#)
25. This was augmented by surveys of and dialogue with local land owners and businesses. The village shop and pub had comments boxes, where people responded in writing to the first consultation draft.
26. Between October and December 2016 a housing needs survey was sent out to every household in the parish, with 172 survey forms returned, almost a 50% return rate. (A further affordable housing consultation was carried out by Devon Rural Housing and South Hams District Council in October 2018.) [.click here for results](#)
27. A second open event took place on 7th and 8th April 2017, across an evening and the following morning, attended by 111 people who generated 120 comments about topic areas and a further 83 comments about potential development sites. [Click here to see site assessment report](#)

Draft Plan Consultation (Regulation 14)

28. The draft plan was published for comment between the 18th May and 29th June 2018. Copies of the full plan and summary were left in the village shop, church, hall and pub with feedback forms. Posters were put up around the village and a large prominent banner, in various locations, advertising the plan. It was also advertised on the village website and in the local press and a flyer was inserted into the parish magazine, which is distributed throughout the whole parish.

As a result of comments received some significant changes were made to the plan. A further consultation therefore took place in May 2019. All comments received have been carefully considered and have helped to shape the plan

Main Issues

29. As a result of the consultations several key main issues emerged:
 - a) A need for affordable housing and support for self-build homes
 - b) A need for extra car parking for the village hall and school
 - c) Refurbishment or replacement of the village hall
 - d) Volume of traffic passing through the village
 - e) Better broadband provision (has been addressed and goes live 2020)
 - f) The need for a new footbridge to safely link both sides of the Avon
 - g) Provision of smaller dwellings for older people
30. The plan can deal with many of these issues and more, although some matters fall outside of its scope.

Local Action Plan

31. Matters raised by the community which cannot be dealt with in the Neighbourhood Plan have been notified to the Parish Council. These issues will feature in a local action plan which will be used to promote issues, enlist partners, attract funding and coordinate action.

Submission plan consultation (Regulation 16)

32. The plan will be submitted to the local planning authority (South Hams District Council) for their consideration. They will place the plan on deposit for 6 weeks for any comments and representations to be made.
33. The district council will then arrange for the independent examination of the plan prior to a local referendum and its adoption as part of the development plan for the parish.

A Sustainable Future

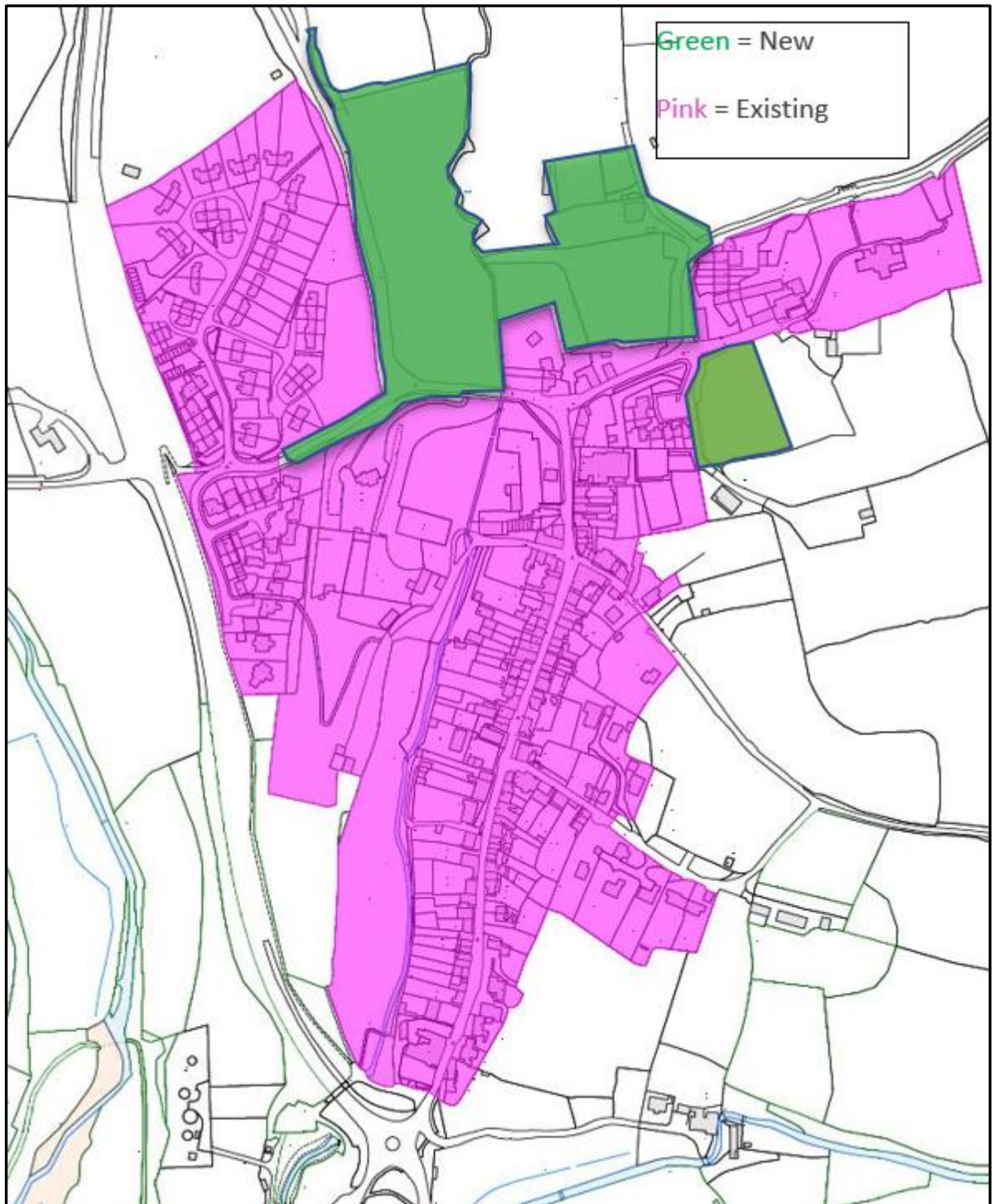
34. The JLP aims to promote rural sustainability by maintaining and developing strong social networks and traditions in the villages of the area, enhancing their character and local distinctiveness, balancing their demographic profiles and improving their resilience to change. However, it makes no specific comment on the sustainability of villages within or closely adjacent to the AONB.
35. The preparation of Neighbourhood Plans is supported in the JLP as a means of identifying local development needs and bringing forward suitable development. This Neighbourhood Plan aims to ensure a sustainable future for the parish as a whole and identifies Aveton Gifford as a sustainable village capable of accommodating development to address local needs.
36. This conclusion is based upon the range, number, quality and resilience of local facilities and support services available in Aveton Gifford, and the opportunities for development which exist on suitable sites.
37. The village supports a local shop and post office with cashpoint, a church, a pub, a primary and pre-school, and is visited by a mobile library. It has a village hall, public car parking, several public green spaces and playing fields, a variety of business and employment premises, and enjoys both internet and mobile coverage. It is within 5 miles of Kingsbridge which offers a wider range of services including secondary education, lies alongside the A379 and is on a bus route. Many of the villages identified as being sustainable in the JLP have fewer facilities and services.
38. A table prepared to support the JLP demonstrates how very sustainable is the village of Aveton Gifford, and that table is available at the neighbourhood plan website. In addition a Sites Assessment ([Click here to see site assessment report](#)) has shown that there is scope to bring forward suitable development sites to address local needs which surveys have shown to exist.
39. The Neighbourhood Plan therefore aims to maintain the sustainability of Aveton Gifford, to identify and safeguard local assets, and to enable development in scale with the village in order to address identified local needs.
40. The policies and proposals of the plan are set out in the chapters which follow, under the topic headings:
 - a) Development and New Homes
 - b) Housing
 - c) Community Facilities and Infrastructure
 - d) Traffic and Transport
 - e) Environment
 - f) Economy

Development, Homes and Jobs

New Development and Design

41. Development and design have a direct impact on quality of life and are critical to creating sustainable neighbourhoods with a sense of community and place.
42. The Aveton Gifford Neighbourhood Plan seeks to influence development to ensure that it contributes towards meeting the needs and objectives of the community, is complementary to the locality and makes the most of opportunities to improve the parish.
43. Some development will help to meet local needs and sustain the local community. Earlier plans established a boundary for the village, which served to contain its growth to within reasonable limits. This plan reaffirms the same approach, drawing a settlement boundary tightly around the village in order to limit development to that which is needed and which will be in scale and character with Aveton Gifford and the AONB.
44. The settlement boundary generally follows the ancient outline of the village. The map below shows where the boundary has been extended to allow for needed developments. The map shows the extent of the former boundary in pink with the added areas in green.

AG1 Settlement Boundary



45. The policy aims to assist the development process by showing the boundary inside of which development will be acceptable providing detailed considerations are satisfied. Within the boundary suitable new development will generally be acceptable. Outside the boundary, across the wider parish, development will be tightly controlled and only permissible where it is essential in order to meet agricultural, forestry or other small-scale needs which cannot be met within the village. This aligns with the JLP Policy TTV31.

POLICY AG1: SETTLEMENT BOUNDARY

Development proposals within the village settlement boundary shown on plan AG1 Settlement Boundary will be supported where:

1.They are in conformity with policy DEV 25 of the Plymouth JLP and are of a scale and character with the site and surroundings, of an appropriate density, will conserve and enhance the AONB and cause no significant adverse impact on natural or historic assets, local amenity, traffic, parking or safety.

Outside the settlement boundary development will be strictly controlled and only supported where it is in accordance with National Policy and guidance, the Development Plan and require a countryside location or will meet a proven local need which cannot be met inside the settlement boundary.

46. New development should be of a scale in keeping with the village and of a suitable standard of design and layout to make a positive contribution towards local character and quality of life in Aveton Gifford.
47. Local priority concerns and aspirations include the maintenance and enhancement of local character, community safety and accessibility, car parking and open space provisions, carbon reduction and community facilities.

POLICY AG2: DESIGN AND LAYOUT OF NEW DEVELOPMENT

All Development proposals should:

- a) be of high design quality appropriate to the site and conserve and enhance the AONB in accordance with National Policy Guidance and Policy Dev 25 of the JLP.
- b) be of a scale appropriate to and in keeping with the village character,
- c) be attractive, inclusive and accessible, reducing opportunities for crime, disorder and antisocial behaviour and supporting community safety and cohesion,
- d) where relevant due to the scale of the development, be linked to the village centre by safe walking and cycling routes and be served by safe highway access,
- e) as a minimum incorporate car parking to the relevant adopted standard and for residential development, where possible at least one space for a single bedroom dwelling, at least two spaces for a two bedroom dwelling and at least three spaces for anything larger,
- f) for residential development, incorporate a high standard (quality and quantity) of private open space appropriate to the proposed use and the provision of public open space or contribution towards off site provision in accordance with the requirements of the Development Plan,
- g) incorporate measures to minimise flood risk and assure satisfactory foul and surface water drainage.

h) incorporate measures to reduce carbon through the use of renewable energy, water and waste recycling and energy efficiency measures. .

New Housing

48. The plan aims to create a happy and safe place for people to live, by planning for good quality housing in keeping with local character and appropriate for the needs of the community. It aims to provide for the housing needs of residents of all ages, ensuring that a range of housing is available, through small scale, mixed developments, offering high quality, well designed accommodation with ample communal green spaces, private gardens and adequate off street parking.
49. Community consultations and surveys show that there is a need for affordable housing for young and old in Aveton Gifford. Policies AG2 and 3 therefore seek to encourage the provision of high quality affordable housing alongside open market housing.
50. Exception sites are a useful way to provide affordable homes for local people, and JLP policy TTV27 sets out an approach to their provision. These are sites adjoining or very near to existing settlements which would not be released other than to provide affordable homes. A suitable exception site in Aveton Gifford would be welcomed and should be assessed in light of JLP policy TTV27.
51. The consultation and survey results also reveal concerns about other housing needs of older people in Aveton Gifford, and how these will be met in future. As people are living longer they can sometimes find it hard to remain in their local community as they would prefer. Providing suitable accommodation for older people can help to meet their needs and may also free up housing more suited to families. Policy AG5 therefore seeks to promote housing developments which are specifically suited to the needs of older people in order to meet their needs.
52. Concern has been expressed locally about the growing number of second homes in Aveton Gifford. It is considered that on balance second homes bring more problems than advantages to the parish. However, their number at 2018 is below 20% of the local housing stock and experience elsewhere shows this to be an insufficient number to sustain a restrictive policy. The matter will be kept under review and may be revisited if numbers continue to grow significantly

POLICY AG3: AFFORDABLE, SELF-BUILD AND SHELTERED HOUSING

- a) Affordable homes and/or contributions towards affordable homes will be welcomed and should be included in new housing development at least in line with adopted policies.
- b) Where affordable homes form part of a scheme, development should be designed and laid out so that open market and affordable homes are all of good locally distinctive design, suitably mixed in with and indistinguishable from one another.
- c) Affordable homes should first be made available to those with a local connection.
- d) Self-build housing will be welcomed and should be incorporated in new housing schemes if possible.
- e) Sheltered housing and accommodation for the elderly will be welcomed and should be laid out to incorporate high quality outdoor communal space, good access to public transport and suitable parking provision for residents, staff and visitors.

The Local Economy

53. The local economy is founded primarily on agriculture and tourism businesses, with a high proportion of self-employed people, many of whom work from home. Improved broadband connectivity would be an asset for existing local businesses and home workers, and may also enable new and expanded enterprises. This is scheduled for completion in 2020.
54. New business development in the parish would be welcomed, either as small new employment units at the edge of the village or through the conversion of suitable buildings. Economic development should be small scale, suited to its setting and cause no nuisance, pollution or traffic problems. Fostering local business development is an objective for the plan and since the supply of redundant rural buildings is limited their conversion to employment use is favoured above conversion to residential of holiday homes.
55. Increased tourism trade through the provision of bed and breakfast and camping facilities will be welcome. There is however a concern that growing numbers of second homes and holiday lets would be detrimental to the village.
56. The plan aims to foster conditions for local economic prosperity and business growth in scale and keeping with the area, geared to meeting local needs for services and employment and with particular emphasis on improved electronic communications infrastructure.

POLICY AG4: NEW BUSINESS AND EMPLOYMENT DEVELOPMENT

1. Proposals for new business development will be supported where:
 - a) the scale and design is appropriate for its location,
 - b) it protects residential amenity
 - c) it incorporates safe access and adequate parking, and
 - d) any traffic generated by the development is managed to minimise the impact on the village.
2. Change of use of suitable redundant farm buildings to employment use will be supported providing the conversion will:
 - a) not compromise the rural setting of the building,
 - b) it can be converted with minimal alteration to the existing structure,
 - c) meets the requirements of paragraph 1 above.

Development Sites

57. In order to meet the need for development in Aveton Gifford a call for sites was issued, resulting in a number of possible sites being put forward for consideration. Twelve of these were selected as suitable to be assessed in more detail and it was concluded that two of the suggested sites will be most suitable and best able to bring forward development which will be in scale with the village and can address local needs in Aveton Gifford, particularly for homes and car parking. The full results of the process are contained in the Sites Assessment Report ([Click here to see site assessment report](#))
58. The site favoured by many in the community (the Cricket Field) has not been chosen for development because of its prominent location in the AONB. Both national and local strategic policies indicate that the AONB should have *“the highest status of protection, be conserved and enhanced and that development within it should be refused for major developments where there are alternatives”*. (NPPF 2018 para 172)
59. One of the sites chosen is a fairly large area to the northern edge of the village at Millhay and Church Field (1a, 1b & 1c). It comprises several adjoining parcels of land which should be considered together in order to enable a suitable mixed use development to be brought forward.
60. Another smaller site to the eastern edge of the village adjoining Pulleys Close is proposed for housing (2 - Barton Field).
61. The chosen sites are well related to the village and will make a positive contribution to the village form and streetscene.
62. At Millhay and Church Field housing development is proposed, to include open market and affordable homes with an option for self-build housing. The development should also provide space for a new village car park with about 30 to 50 spaces located as close to the village centre as possible. It is envisaged that the cost of this will be mitigated by the opportunity for the developer to utilise spoil from development of this site to create this car park.
63. Good safe access for pedestrians and vehicles will be required, including good pedestrian circulation between the different parts of the site. Each parcel of land should be connected to the others and to the village by good safe pedestrian routes. Vehicular access between the eastern parcel and the remainder of the site may be neither feasible nor desirable. However, each parcel of land is independently capable of safe vehicular access. Construction traffic should enter the site from its northern end (1a) to minimise intrusion and disruption in the village. There is also scope for some small workshop units at this northern end of the site if the developer wishes.
64. The layout and design of the development must take full account of the flood plain and must avoid causing flood risk either within or beyond the site. It is anticipated that the car park will be laid out at a raised level in a part of the site unsuited to housing development.
65. The design and layout of development must fully respect local heritage assets, including the listed farm buildings at Tree Corner to the south of the site. It should also aim to make a positive contribution to its local setting, particularly for those parts of the site which lie closest to the conservation area and the parish church.
66. Land uses should be laid out in a way that is shown to be satisfactory in a masterplan for the whole site which has been approved before construction begins.

POLICY AG5: MILLHAYE AND CHURCH FIELD SITE ALLOCATION

The site at Millhaye and Church Field (sites 1b and 1c illustrated on map AG5 Proposed Development Sites) is allocated for approximately 20 open market houses, affordable housing in accordance with the Development Plan and a community car park.

Proposals should be brought forward following the preparation of a masterplan for the whole site, including consultation with and involvement of the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered and will be supported where the proposals:

- a) demonstrate high quality design that respects the landscape setting of the village and will conserve and enhance the AONB and
- b) respect the special architectural and historic interest of the Conservation Area and contribute positively to its setting and
- c) conserve and enhance the setting of the Grade II listed farm buildings at Tree Farm to the south of the site and
- d) include a public car park to the south of the site, with between 30-50 car parking spaces to serve the needs of the village and
- e) Include safe pedestrian and vehicular access, including good pedestrian circulation within the site, and
- f) suitable and satisfactory drainage and flood prevention measures.

The inclusion of affordable self-build homes as well as the provision homes adaptable for senior living will be supported.

67. New housing development, Barton Field, is also proposed adjoining Pulleys Close. A contribution towards affordable housing provision will be required and the inclusion of self-build or affordable housing as part of the development will be welcomed.

POLICY AG6: DEVELOPMENT ADJOINING PULLEYS CLOSE – BARTON FIELD SITE ALLOCATION

The site adjoining Pulleys Close – Barton Field is allocated for residential development to provide 6-8 new houses.

Proposals should:

- demonstrate high quality design that preserves or enhance the special architectural and historic interest of the Conservation Area and contributes positively to its setting.
- make provision for affordable housing in accordance with the Development Plan..

AG 5 Proposed Development Sites



Community Facilities, Transport and Infrastructure

Local facilities

68. Aveton Gifford has a good range of community facilities and infrastructure for a community of its size. The local shop, church, pub and primary school are all located in the village, along with car parking, allotments, open space and play facilities. The local community values and is proud of these facilities and wishes to protect, maintain and enhance them.

Traffic and parking

69. The A379 main road runs through the parish on its way between Plymouth and Kingsbridge and an extensive network of narrow lanes connects the many scattered farms and hamlets. The A379 used to run through the village centre, but in 1990 a bypass was opened, freeing the narrow Fore Street from much of the through traffic which had been a major concern. The tidal road alongside the Avon running west from the village towards Bigbury is a valued local feature. It should be protected and remain open with suitable restrictions in place.
70. Some traffic still cuts its way through the village on its way between the A38 and the coast, in spite of signs directing traffic away from the village centre. This is a significant concern, especially in view of the existence of several blind junctions, the inadequacy of pavements and the number of properties which directly front the village street.
71. Parking is a major problem in Aveton Gifford. Many older properties, particularly along Fore Street, have no private parking. Most households possess two or more vehicles, as is typical in rural areas. There are three village car parks which have a combined capacity of 120 spaces, and these are in great demand for residents and visitors.

Green Infrastructure

72. The village enjoys a good network of local open spaces and the plan protects local green spaces. Green infrastructure not only has recreational and amenity value but also brings benefits for wildlife, flood risk management and water quality.

Other Infrastructure

73. All dwellings in the parish have access to mains electricity, water and telecommunications. The most significant other elements of infrastructure are footpaths, streams, drains (including storm drains) and sewerage.

Local concerns

74. The local community have identified the following main concerns:
- a) the need to protect and enhance existing facilities, especially the shop, pub and church,
 - b) refurbishment or replacement of the village hall,
 - c) a new car park to enable the village hall scheme to proceed and provide more car parking for the northern part of the village,
 - d) speeds and volume of traffic passing through the village, especially in view of the inadequacy of pavements and numbers of properties directly fronting the street
 - e) protection of the village green and other green spaces,

- f) protection of sports and recreation fields, the football pitch, tennis court, play parks, swimming pool and the allotments,
 - g) protection of land to enable future expansion and/or development of the school if required, and
 - h) sewerage improvements to prevent overflows in Jubilee Street and elsewhere.
75. The plan can deal with many of these concerns, and an appropriate policy is set out below. Many aspects will also be picked up in the local Community Action Plan which the Parish Council will promote.
76. This plan aims to protect, enhance and augment existing community provision. New development, which will help to maintain the life of the community and support existing facilities and infrastructure, may also generate demand for their extension or enhancement and ought to contribute accordingly.

Protecting and enhancing local facilities

77. The Neighbourhood Plan protects valued local facilities and aims to help secure their enhancement or the provision of new ones.
78. The plan also requires that development in the village shall contribute towards other community objectives, particularly to enable the village hall scheme and car parking. Local opinion supports the improvement of car parking facilities at the northern end of the village and the development proposed at Millhaye and Church Field includes a public car park of 30-50 spaces.

POLICY AG7: COMMUNITY FACILITIES, TRANSPORT AND INFRASTRUCTURE

To safeguard the sustainability of the local community, development that would result in the loss of the village shop, church or pub, or which would adversely affect the amenity value of a local community facility, will not be permitted unless

- (a) there is no longer any need or demand for the facility,
- (b) it can be shown to be no longer economically viable, or
- (c) alternative equivalent or better provision of the facility is made at a suitable location elsewhere in the parish.

Development that will support the vibrancy and vitality of the village and wider community including proposals for additional community facilities and infrastructure will be supported, providing the proposals:

- i) include safe and satisfactory access and parking arrangements
- ii) do not exacerbate existing flooding problems
- iii) protect the residential amenity of adjoining occupiers

Environment

Landscape and Biodiversity

79. Aveton Gifford parish comprises largely unspoilt countryside, much of which is protected for its natural beauty. That part of the parish west of the A379 (and west of the old A379 in the village) lies in the South Devon Area of Outstanding Natural Beauty (AONB). The parish is also noted for the richness and diversity of natural habitats, particularly at or near the Avon estuary.
80. The AONB is a nationally important landscape afforded the highest degree of protection and the plan requires that any development should comply with relevant national and strategic policies for its protection. The South Devon AONB Partnership has also published Planning Guidance and the plan requires that development must have regard to its content. Both the NPPF and the JLP accord great importance to protecting the AONB and this plan fully supports the policies they contain to do this.
81. The Avon Estuary is tidal up as far as the weir at Aveton Gifford. The Duchy of Cornwall owns the river bed and foreshore up to mean high water. Above this the foreshores by Timbers carpark, the bridge and at Bridge End are owned and maintained by the Parish Council. The remaining foreshores are owned by SHDC or in private ownership.
82. Care and management of the estuary is co-ordinated through the Avon Estuary Forum, supported by the South Devon AONB service, and an Estuaries Management Plan has been published. The policies of this plan aim to align with and support that plan.
83. South Efford Marsh is a nature reserve managed by the Devon Wildlife Trust, and is designated as a County Wildlife Site. It is becoming one of the most important saltmarsh sites in the South West, and one of South Devon's prime sites for bird watchers.
84. New development should cause no deterioration of the Avon's Good Ecological Status with regard to the objectives of the Water Framework Directive.

POLICY AG8: PROTECTING THE LANDSCAPE AND BIODIVERSITY

Development proposals must, where relevant:

- a) protect, conserve and enhance the South Devon AONB and be in conformity with National Policy, the Development Plan and the South Devon AONB Management Plan.
- b) conform with national policy and advice, and local strategic policies to protect and enhance Sites of Special Scientific Interest (SSSIs), County Wildlife Sites, species and habitats
- c) safeguard and enhance local features that make a positive contribution to the landscape, particularly areas of green space, green lanes, estuary, salt marshes and trees, and
- d) incorporate high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm.
- e) include a Biodiversity action plan..

Heritage and Conservation

85. The heart of the village is protected as a Conservation Area and the plan aims to safeguard its historic and architectural character for present and future generations. A variety of local features further contribute to giving Aveton Gifford its distinctive local character. Notable among local historic features are the parish church (Grade II*), the bridges and causeway across the Avon (Grade II) and a bowl barrow on Churchland Green (Scheduled). A rich variety of other buildings and structures, ranging from small cottages to substantial farmsteads, are also protected, alongside a number of undesignated buildings and features which are also an important part of local history and contribute to the local character and distinctiveness. Undesignated local heritage assets are identified in the Appendices.
86. The plan aims to recognise the value of local heritage assets, both designated and undesignated, to protect them and to seek their enhancement.

POLICY AG9: HERITAGE AND CONSERVATION

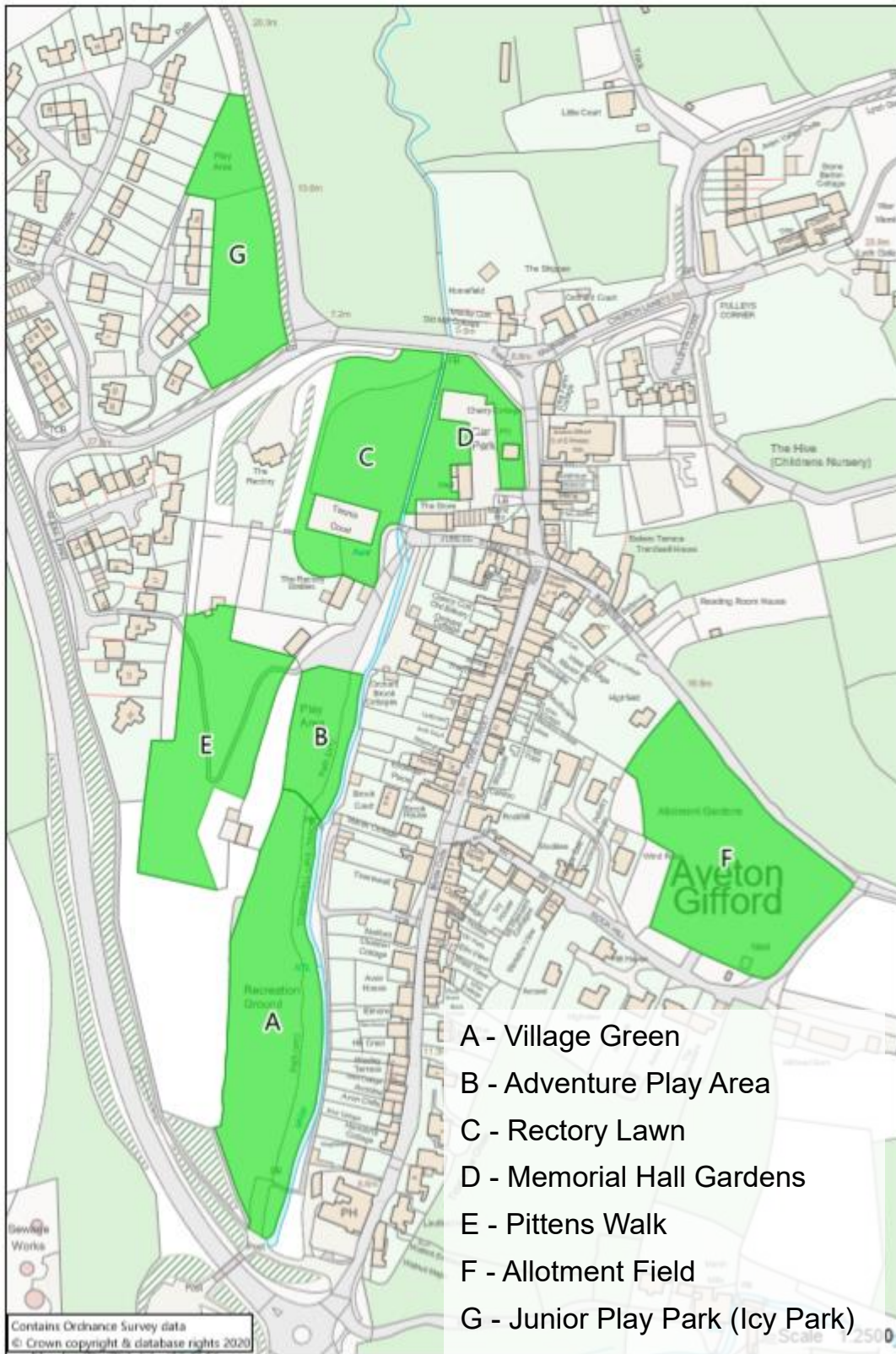
Proposals affecting designated and non-designated heritage assets and their settings, both above and below ground, must be in conformity with national and local policy and guidance for heritage and conservation.

Local Green Spaces

87. Local green spaces provide valuable opportunities for access and recreation as well as bringing benefits for wildlife, flood management and water quality, and are highly valued. The plan protects the most important of the existing open spaces in the parish. Only development necessary to improve their enjoyment by the general public will be permitted.
88. All the designated spaces are highly valued by the local community and conform to the following criteria:
- a) they are in reasonably close proximity to the community they serve,
 - b) they are demonstrably special to the local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife,
 - c) they are local in character and not extensive tracts of land.
89. The plan protects the most important open spaces in the parish:
- a) The Village Green – a flat, grassed open space of about 3 acres with Parson's Brook bordering its east perimeter. Owned by the village and managed and maintained by the Parish Council.
 - b) The adventure play park – adjoining the village green it has three equipped areas suitable for children from toddler to teenage years. It is also maintained by the Parish Council.
 - c) Rectory Lawn – a parkland area of about 1.5 acres, owned by the Diocese of Exeter, rented and maintained by the parish council, and used by the community for many activities.
 - d) Memorial Hall Grounds – adjacent to the hall, owned by the Memorial Hall Trustees and maintained by the Memorial Hall Trustees.

- e) Pittens Walk – this is a steep parkland area of about 1 acre, with a community orchard, indigenous trees and a zigzag path linking Glebe Land with other open spaces and the village centre.
 - f) Allotment field – on the east of the village, owned by the Parish Council and run by the Allotments Association.
 - g) Junior play park at Icy Park - owned and maintained by the District Council.
90. The local green spaces important to the community will be protected from development and are shown on the map below.

Local Green Spaces



Site	Close to the community?	Special to the community?	Local and not extensive
Village Green	✓	✓	✓
Adventure Play Area	✓	✓	✓
Rectory Lawn	✓	✓	✓
Memorial Hall Grounds	✓	✓	✓
Pittens Walk	✓	✓	✓
Allotments Field	✓	✓	✓
Junior Play Area	✓	✓	✓

POLICY AG10: LOCAL GREEN SPACES

1. The following areas are designated as local green spaces in the plan:

- a) The Village Green and adventure play area
- b) Rectory Lawn
- c) Memorial Hall grounds
- d) Pittens Walk
- e) Allotments Field
- f) Junior play area at Icy Park

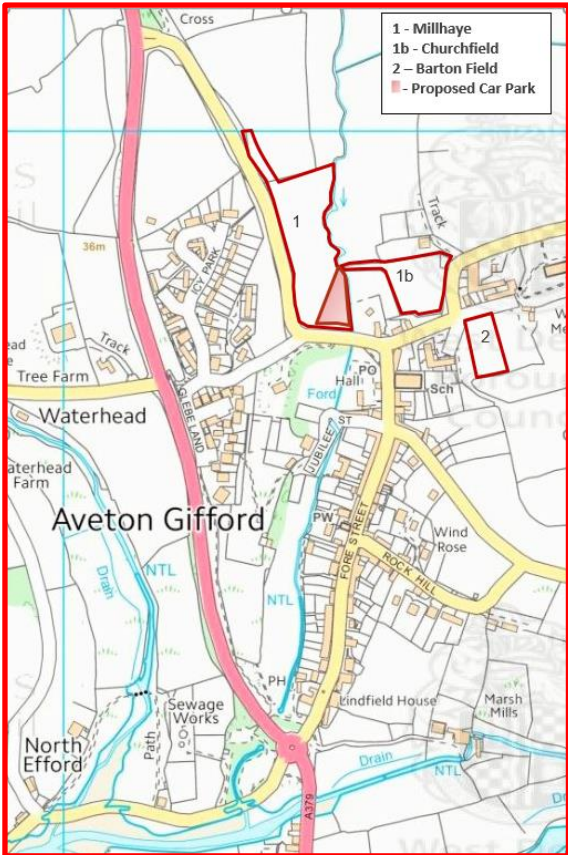
The local green spaces identified in the plan will be safeguarded from development. Only minor development directly associated with and necessary for the public enjoyment of the green space will be permitted. All these Local Green Spaces are in current use by the parish.

Delivery and Monitoring

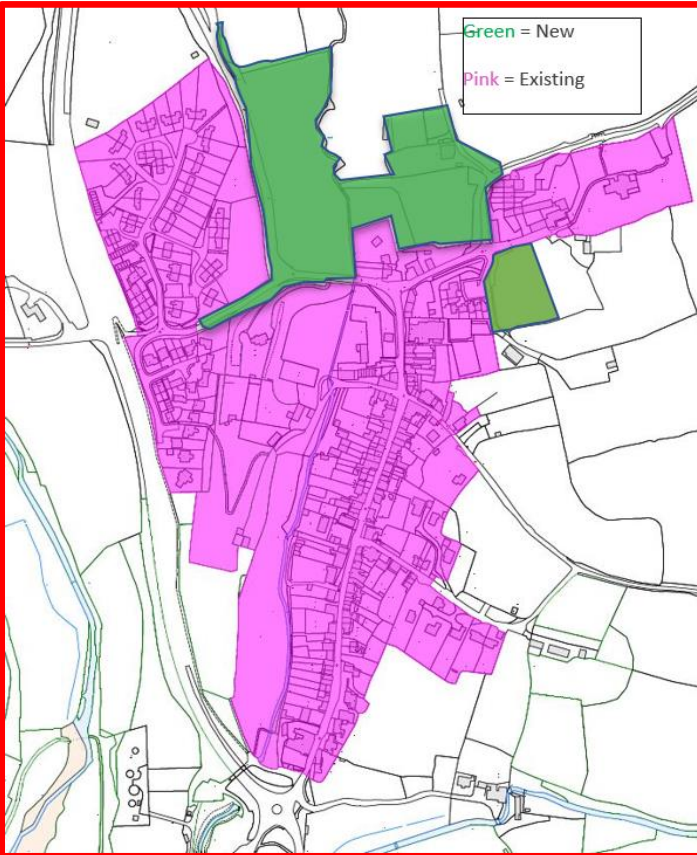
91. Many of the plan's policies and proposals will happen only with private sector investment, but this does not remove Devon County, South Hams District and Aveton Gifford Parish Councils or other public bodies from their responsibilities for infrastructure and services. The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy, (CIL), or similar in order to address any specific mitigation required and to offset the broader impacts of any new development.
92. The policies of this plan and the JLP will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Aveton Gifford Parish Councils will take a proactive role in this regard.
93. Once the Neighbourhood Plan is formally adopted by South Hams Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals against the objectives of the Neighbourhood Plan alongside the JLP and any related implementation plan to ensure that the aspirations of the community are being met.
94. Monitoring may require the plan to be reviewed in due course to keep it up-to-date and relevant. A monitoring framework has been prepared to help judge the effectiveness of the plan's policies. Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.

Summary

Proposed Housing Development Sites



Proposed Development Boundary Changes



Local Green Spaces

