

## **Twelve Month Review of Bigbury Neighbourhood Plan**

In the Implementation and Monitoring section of the Bigbury Neighbourhood Plan (herein after called 'the Plan') it is stated that the Plan will be reviewed one year after its adoption at the community referendum by the Parish Council and by the reconvened Neighbourhood Plan Steering Group.

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.

The Plan was adopted on 23 April 2020 and the reconvened Neighbourhood Plan Steering Group met on Monday 10<sup>th</sup> May to review the Plan. The report below sets out the comments and conclusions reached by the Plan Steering Group in relation to the implementation of the objectives and policies of the Plan.

### **Vision**

The Vision of the Bigbury Neighbourhood Plan 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"*.

The objectives and policies of the Plan are based upon this important Vision and in reviewing the Plan the Neighbourhood Plan Steering Group have kept this very much in mind when considering whether the objectives and policies are being implemented and are effective.

### **Housing Objectives**

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

The second objective was that any housing development should be of high quality and sympathetic to the character of the local area.

Since the adoption of the Local Plan there have been no new applications for new housing development outside the village settlement boundaries apart from the replacement of existing dwellings eg Aunecliff, extensions or alterations and the provision of dwellings for agricultural workers eg Bigbury Court and Higher Easton Farm and the Parish Council has given their support in principle for a new agricultural dwelling at Warcombe Barns in Ashford subject to being provided with further details.

Planning permission has now been granted for the affordable housing development on the allocated site at St Ann's Chapel and development should commence shortly.

The new housing developments which have been allowed since the adoption of the Plan have been generally designed to meet local housing needs in terms of size, such as the four houses on the site opposite the Pickwick Inn at St Ann's Chapel and the proposed dwellings on land adjacent to Southway, Marine Drive, Bigbury on Sea.

In terms of design there has been a continuing trend for more contemporary designed new dwellings or refurbishments eg Lewin, Aunecliff and Southway but these have generally been designed to fit in with their surroundings.

There is concern about the size and massing of some developments which are currently under consideration by South Hams District Council in particular the proposals for the development of the former Korniloff Care Home site.

### **Housing Policies**

**Policy BP1 – Housing allocation** – A site on land at Holwell Farm, St Ann's Chapel was identified as a site for primarily affordable housing. The application submitted for a development of 13 dwellings on this site approved by SHDC in November 2020 and development is expected to commence shortly.

**Policy BP2 – Other housing development** – There have been no breaches to the requirements of this policy in terms of location although any new houses do need to meet the general design principles for new development and other relevant Policies of the Plan. The recent applications for Barby Lodge, Cleveland Drive and Korniloff, both still under consideration at the time of writing this report, would be in breach of the Policy BP7 with Korniloff also in breach of Policy BP3 and BP6. These applications were still under consideration at the time of writing this report. The Parish Council have objected to both of these applications on Neighbourhood Plan Policy grounds.

**Policy BP3 – Subdivision of plots** – The only application made for the subdivision of a plot since the adoption of the Plan is that of the Korniloff site. The proposal for the Korniloff site would not however meet the requirements of Policy BP3 and an objection has been made to this application by the Parish Council. There have also been over a hundred individual objections made to this application.

**Policy BP4 – Principal residence** – The only application where this policy would apply is that of the Korniloff site where the applicant has advised that all of the new dwellings would be for principal residence only.

**Policy BP5 – Housing for the elderly** – There have been no applications made for sheltered housing or assisted living.

**Policy BP6 – Residential care and nursing homes for the elderly** – The application made for the former care home site of the Korniloff site would be in breach of this policy as it does not make provision for new facilities of a similar type in the local area to replace the

facilities lost and does not provide alternative provision for the elderly, such as the provision of dwellings specifically designed for the elderly.

**Policy BP7 – General design principles for new development** – This policy is being carefully considered in relation to all applications for new development.

- i) *New dwellings, including house extensions, should be designed so that they reflect the appearance and character of the area.* The new dwellings on the two new private development sites in St Ann's Chapel and the affordable housing scheme in St Ann's Chapel have all been designed to try to meet this requirement. The proposals for the Korniloff site would however contravene this requirement.
- ii) *The height, scale and density of development should reflect the existing grain, height, density and pattern of development in the surrounding area.* The proposed development for the Korniloff site and the Barby Lodge site do not meet this requirement. The original proposals for Seaspray, Warren Road did contravene this policy but revisions were submitted which were considered to make the scheme 'on balance' acceptable. *Materials to be natural and consistent with those used in the local area.* The proposals for the Korniloff site do not meet this requirement. The materials for Barby Lodge have now been amended to meet this requirement.
- iii) *The front building line should be maintained.*  
The schemes for Korniloff and Barby Lodge both contravene this requirement.
- iv) *Verges in front of properties should be maintained.* This has been achieved.
- v) *Front boundary walls, hedges, and/or fences should be kept low, generally not exceeding one metre in height.* There has been one known breach of this policy. No enforcement action has as yet been taken.
- vi) *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, loss of privacy or overlooking, overbearing and dominant impact, noise or other disturbance.* The original proposals for Lewin, Marine Drive were in breach of this requirement in terms of overlooking but were subsequently revised. The proposals for Seaspray, Warren Road were also in breach in terms of overlooking and over dominance but were revised to seek to address this and the application was then approved.
- vii) *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.* This requirement has been used to seek revisions to a number of applications including Seaspray, Warren Road with conditions included with most applications for new development to restrict the use of external lighting.
- viii) *There should be a safe means of access to the site and provision of adequate car parking.* This requirement has been followed with changes made to the access to one of the proposed new dwellings on the Korniloff site. The car parking requirements as set out in Policy BP27 have not been met in relation to Korniloff but most new developments have been designed to meet this policy.
- ix) *Proposals should ensure that the infrastructure needs of the development can be provided.* This requirement has been followed although there have been

questions raised about whether there is sufficient capacity at some of the local sewage works.

- x) *Proposals should retain important natural features including the retention of existing trees, hedgerows and grass verges.* This policy has generally been met for all new developments.

### **Employment Objective**

The employment objective of the Plan is 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.

Since the adoption of the Plan we have been subject to the Covid 19 restrictions and this has made it difficult for many existing commercial developments to survive. The Steering Group are not, however, aware of the closure of any local businesses in the parish although at the time of writing this report, the hotels and other hospitality venues were still closed due to the Covid regulations.

The Steering Group do however welcome the reopening of the former Bay View Café, now called the Bigbury Tea Garden, which has been providing wonderful teas, lunches and evening meals including take-aways. The Bay View Café is a designated local community asset and was saved from unwanted housing development in the form of four detached 4 bedroom dwellings designed for use as holiday accommodation.

The Steering Group also welcome the new indoor eating facilities at the Venus Cafe and the improvements which have and are still being made to the Oyster Shack which will soon be providing attractive new staff facilities including bedroom suites with en-suite facilities.

The Holywell Stores has also been extended including the provision of better post office facilities, increased retail trading area and a new shopfront.

There has been an expansion of number of agricultural developments in the Parish with new barns at Higher Easton Farm, Bigbury Court and Lower Willings Farm.

### **Employment Policy**

**Policy BP8 – Existing and proposed employment** - This policy seeks to resist the loss of Class B1, B2 or B8 uses unless alternative employment facilities of a similar nature are provided or it has been demonstrated through at least 12 months marketing that there is no demand for the facility. New employment facilities are generally supported.

There has been no loss of employment facilities in the parish and those that are operating eg in the former garage premises In Bigbury Village are in active use with a minimum amount of nuisance caused to residents living in the surrounding properties.

## **Agriculture Objective**

The objective is 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.

Most of the farming activity in the parish is carried out in a sustainable manner with good animal husbandry and the land is maintained in a good agricultural and environmental condition. There have been many new trees and hedgerows planted in the parish and the wooden fences, gates and styles have all been maintained in good condition and renewed where necessary. The agriculture objective of the Neighbourhood Plan has been followed and is being achieved.

## **Agriculture Policies**

**Policy BP9 – Agricultural development** - This policy states that agricultural development requiring planning permission or farm diversification projects will be supported subject to them being well related to an existing farmstead or agricultural complex or very special reasons are provided to demonstrate why these need to be located elsewhere. The policy also requires no harm to be caused to the landscape and scenic beauty of the AONB and no significant increase in traffic.

There have been a number of applications for new barns and agricultural buildings as well as two applications for farm diversification schemes. These have generally been located within the existing farmsteads or agricultural complexes and have not caused any harm to the landscape and scenic beauty of the AONB. They have all been supported by the Parish Council.

There has however been one large barn, allowed under the prior approval, which is outside the main farm complex and is located in a very exposed location within the rural landscape. The Parish Council were not consulted on this application but did raise objections to this when the application was brought to their attention by one of the parish councillors. The Parish Council did submit an objection to SHDC but unfortunately it was received after the decision to allow this development had already been made. The applicants had, however, sought to justify the siting of this new barn on economic and transport grounds and the need to find a site which was relatively level. The farmers have advised that they would be prepared to consider mitigation measures to reduce its impact as it is higher than they had initially proposed and as such more prominent on the landscape than they had been originally envisaged.

The fact that SHDC do not consult the Parish Council in relation to prior approval applications and most of the applications for the discharge of conditions was discussed. The Parish Clerk has agreed to check the SHDC application website on a weekly basis to ensure that the Parish Council are made aware of all applications which have been submitted so that comments on these can be made if considered appropriate.

**Policy BP10 – Conversion of Farm and Rural Buildings for Residential Purposes** - There have been no applications for farm conversions in the Parish since the adoption of the Plan.

### **Tourism Objective**

The tourism objective of the Plan is to retain existing and provide new tourism facilities providing these preserve the beauty and unspoilt nature of the countryside, the coastline and the beaches.

There have been no applications for new tourist facilities in the parish since the adoption of the Plan apart from an application for statues of two pirates on the rocks at Bigbury on Sea, which if allowed would have resulted in a new tourist attraction for the area. The Parish Council objected to this on grounds of its location as it could have resulted in harm to the scenic beauty of the coastal scene, it could have resulted in a potential danger in terms of people trying to access the site and concerns about future maintenance having regard to its location on the most exposed part of the island. This application was subsequently withdrawn.

### **Tourism Policies**

**Policy BP11 – Tourism related development** - This policy states that proposals which support existing tourism facilities such as new or extended beach shops, cafes, restaurants, leisure facilities or enhanced facilities for the RNLI or Coastguards will be supported.

The only application for development which would support existing tourist facilities is the application for enhanced facilities at the Oyster Shack which received unanimous support from the Parish Council. The opening of the Bigbury Tea Garden did not require any development which required planning permission and the proposals for the Venus Café had been approved prior to the adoption of the Plan. All of these new facilities are however welcomed.

The policy also states that development on Burgh Island will be supported where it is related to the 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. The proposal for the statues in terms of their location was contrary to this part of the policy.

**Policy BP12 – Catered holiday accommodation** - There have been no applications for new catered holiday accommodation since the adoption of the Plan.

**Policy BP13 – Camping and caravan sites** - There have been no applications made for new camping and caravan sites but the existing facilities at Mount Folly Farm have been improved with replacement sanitary facilities.

## **Community Facilities Objective**

The objective is to maintain the vitality and viability of existing villages within the parish by retaining existing and encouraging new community facilities.

All of the community facilities listed in the Plan have been retained apart from the Korniloff Residential Home which has remained closed and is now subject to a planning application for a new residential development.

## **Community Facilities Policy**

**Policy BP14 – Community facilities** - This policy seeks to retain existing community facilities unless the facilities are replaced with community facilities of similar or better quality. It also encourages the provision of new community facilities.

The closure of the Korniloff Care Home is regretted. However it is hoped that any new facilities on this site will provide a new community facility such as housing specifically designed for the elderly. The application for new residential development on this site does not meet this requirement as set out in Policy BP6.

The farm shop at Turtle Farm has also closed although the farmers who ran this shop are still providing an on-line service.

The Parish Council are also considering proposals for the renewal and enhancement of the playground facilities at St Ann's Chapel and improvements have also been made to the Memorial Hall and the Bigbury Golf Club.

## **Health and Wellbeing Objective**

This objective seeks 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. It also seeks to retain the existing road network of local roads and footpaths and encourage the provision of new footpaths, bridleways and cycle ways.

The existing public and private open and green spaces have been well maintained since the adoption of the Plan with improvements made to many of the footpaths. Proposals are being prepared for the upgrading of the playground at St Ann's Chapel and the playing field and playground have been well maintained throughout the last twelve months.

It is a pity that many of the indoor leisure and fitness facilities have not been able to operate due to Covid 19 but the local community are looking forward to these facilities returning soon.

## **Health and Wellbeing Policies**

**Policy BP15 – Local Green Spaces** - There are eight Local Green Spaces identified in the Plan. The policy states that there will be a presumption against all development except in exceptional circumstances.

There have been no applications for development on land allocated as Local Green Space since the adoption of the Plan.

**Policy BP16 – Open spaces and recreation** - The policy states that 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 any new or improved recreational facilities including the swimming pools, fitness centres and beach based water sports activities at Bigbury on Sea and Challaborough.

The proposed development for 9 dwellings at St Ann's Chapel does now include facilities for a play area and allotments. The details were revised in order to meet this policy requirement.

There are proposals in place to upgrade the playground facilities at St Ann's Chapel. The Covid restrictions which have for the most time prevented indoor leisure facilities being open to the public might have affected any proposals coming forward for new or enhanced indoor leisure or recreational facilities.

**Policy BP17 – Footpaths and cycle tracks** - This policy states that existing footpaths will be protected and enhanced where possible and opportunities will be sought to provide new footpaths (whether public rights of way or permissive paths), bridleways and cycle ways to link villages and to provide more access to the Avon Estuary and the countryside.

The existing footpaths have been well maintained with many also being enhanced with clearance of vegetation, new stiles and gates and improved surfaces since the adoption of the Plan. There have however been no new footpaths, bridleways or cycle ways.

The Neighbourhood Plan Steering Group considered that there should be more positive action taken to be able to deliver some new cycle/bridleways in the Parish particularly as cycling is now an activity which has become particularly popular in the last twelve months. It was agreed that Simon Bronstein who is himself a keen cyclist could form a working group, to include some of the other regular cyclists in the parish, in order to put forward some ideas for some new pedestrian, cycle and bridleway routes.

## **Natural Environment Objective**

The natural environment objectives of the Plan seek to conserve and enhance the outstanding natural beauty of the countryside, coastline, beaches and the Avon Estuary; to conserve and enhance existing woodland, trees, hedgerows, Devon banks, green spaces and



other important features of the natural landscape; and to conserve and enhance the biodiversity value of the area and to protect the Green Infrastructure of the Parish.

We are pleased to report that there have been many improvements to the natural beauty of the countryside with new hedgerows being planted and our woodland area being well managed. There has been no loss of important trees, hedgerows or Devon banks and many new developments have included schemes to enhance biodiversity with the planting of new trees and landscaping.

The Parish Council have objected to two unauthorised developments which are currently taking place in the open countryside to the north of Dukes Mill. Both of these are now subject to enforcement action.

### **Natural Environment Policies**

**Policy BP18 – Area of Outstanding Natural Beauty** - This policy expands on the policy set out in the Joint Local Plan which seeks to avoid any major development within the AONB but includes criteria which are of particular importance with regard to conserving the special environmental features of the parish including avoiding light pollution, protecting views of the coast and countryside, and retaining the ancient and intricate network of winding lane, paths and recreational routes.

These objectives have been fulfilled with no applications being made for any “major” residential or commercial development. All new development has been carefully controlled to avoid excessive light pollution, important views have been maintained and the network of winding lanes, paths and recreational routes have been maintained.

**Policy BP19 – Woodlands, trees, hedgerows and Devon banks** - This policy seeks to maintain the woodlands, trees, hedgerows and Devon banks which make an important contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value.

Since the adoption of the Plan a positive response has been made by the farmers and other land owners to maintain and manage the woodlands, protect important trees and plant new trees, provide new hedgerows and new Devon banks and generally improve the landscape and the nature conservation value of the area.

**Policy BP20 – Wildlife sites and biodiversity** - This policy seeks to avoid any proposals that might affect wildlife sites and habitats. Measures to enhance biodiversity should form an integral part of all new development and will be encouraged on all other sites in the Parish.

The owners of wildlife sites within the Parish have been diligent in maintaining and enhancing these areas and all new development has included measures to enhance biodiversity. Owners of other properties have also been carrying out works to enhance biodiversity with new hedgerows and the planting of new trees.

**Policy BP21 – Coastline, beaches and the Avon estuary** - This policy seeks to protect and conserve the coastline and the Avon estuary and to avoid that any new development that might cause harm to the stability and/or beauty of the coastal cliffs, coastal pathways, beaches or the Avon estuary.

There have been a few applications made for development close to the Avon estuary cliffs but these have been revised to avoid any potential harm to the cliffs by reason of potential damage to the stability of the cliffs.

**Policy BP22 – Views and vistas** - There are several important view and vistas identified in the Plan. This policy seeks to avoid any adverse effects on these views particularly development that might introduce incongruous features causing harm to the openness of the area, be visible on the skyline, or intrude into or otherwise adversely affect important view of the sea, the Avon estuary or views of heritage assets.

There have been no new developments which have affected important views other than the new barn to the north west of Bigbury Village which is prominent on the skyline.

### **Heritage Objective**

The heritage objective set out in the Plan is to conserve and enhance the designated and non-designated heritage assets within the parish.

This objective has generally been achieved although the Parish Council have objected to changes made without planning permission to a barn conversion which is a local heritage asset. This is now subject to enforcement action.

### **Heritage Policy**

**Policy BP23 – Built heritage** - This policy seeks to preserve designated and non-designated heritage assets and their settings and any features of special architectural or historic interest that they possess.

There have been no applications made for any extensions or significant changes to any listed buildings or ancient monuments. The listed building applications that have been received have involved only minor alterations such as replacement of windows. These have been carried in a sympathetic manner using natural materials and appropriate designs.

The alterations carried out to Lincombe Barn, a locally listed building, are considered harmful to its historic significance and enforcement action is being taken.

### **Transport Objective**

The transport objective set out in the Plan is 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.

The objective to retain the existing network of local roads has been achieved. The outline planning permission for the proposed development of 9 dwellings at St Ann's Chapel which does involve a significant change to the existing local road network was granted planning permission prior to the adoption of the Plan. There was strong objection by the Parish Council and many parishioners to this proposed development which included a major change to the road layout at St Ann's Chapel. However, the application was allowed on appeal. If the application had been made after the adoption of the Neighbourhood Plan the appeal would probably have been dismissed as the site is outside the St Ann's Chapel settlement boundary and also contravenes this policy.

There have been no new footpaths or cycle ways other than the proposed new footpath/cycle way proposed to link the new affordable housing scheme at St Ann's Chapel to Holwell Lane to avoid using the main road.

A proposal for a new footpath from St Ann's Chapel to link with the footpath to the north of St Lawrence Church has been the subject of discussion with the farmer who owns the field but has not as yet been agreed.

### **Transport Policies**

**Policy BP24 – Transport and highways** - This policy seeks to retain the existing network of mainly single track roads with passing places together with the high Devon banks, to consider opportunities for new passing places providing these do not result in the removal of mature Devon hedgebanks. Existing footpaths should be maintained and new and improved footpaths and cycle ways provided.

This policy has been adhered to since the adoption the Plan. Consideration has been given to improvements to passing places and signage on the road to Challaborough but the Devon County Council Highways Officer who came to look at the road decided that there was no need for any change to the number of passing places and no need for any new signage.

Details in relation to new bus lay-bys and a new footpath to provide a safe link from the bus stops to the centre of St Ann's Chapel were considered by the Parish Council and revisions were made to the details of the scheme in accordance with the Parish Council's advice.

There have also been some significant improvements to the condition of existing footpaths throughout the Parish but to date no new footpaths, cycleways or bridleways have been provided. The Neighbourhood Plan Steering Group are proposing some positive action in this regard as set out in respect of Policy BP27.

**Policy BP25 – Car parks** - This policy states that 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. Proposals should also consider the possibility of including facilities for coach parking.

There have been no proposed changes to the car parks since the adoption of the Plan. Facilities for coach parking still remains a problem which needs to be resolved.

**Policy BP26 – Air Ambulance Night Landing** - This policy states that proposals to develop further air ambulance night landing sites to serve the parish will be supported subject to meeting certain criteria.

A night landing air ambulance facility was installed at Bigbury Golf Club shortly before the adoption of the Plan. There have been no proposals to provide other facilities since the adoption of the Plan.

**Policy BP27 – Parking provision** - The policy states that proposals for housing development will be required to provide a minimum of one off-street space for units with 1 bedroom, a minimum of two spaces for units with 2 bedrooms and three parking spaces for units with 3 or more bedrooms. Proposals for housing developments of three or more dwelling units should also provide additional spaces for visitors.

Since the adoption of the Plan SHDC have also published guidance on car parking standards. The parking standards in the Neighbourhood Plan are slightly higher than the SHDC standards but the SHDC guidance does state that higher standards can be applied in areas where there is poor public transport and no opportunity to park on the roads. The Neighbourhood Plan standards are therefore still appropriate having regard to the local circumstances.

Most of the new developments have met the Neighbourhood Plan parking standards set out in the Plan although the recent application for the Korniloff site does not meet these standards. The Parish Council has objected to this development on this and other grounds.

### **Infrastructure and Resources Objective**

The objective is to seek opportunities for improving infrastructure to make the parish more sustainable.

Since the adoption of the Plan there have been considerable improvements made in relation to providing high speed Broadband to some parts of the parish although some areas still suffer from low Broadband speeds and have poor mobile connectivity. Improvements are however ongoing.

### **Infrastructure and Resources Policies**

**Policy BP28 – Connectivity** - This policy seeks to improve mobile services or Broadband speeds subject to meeting certain criteria.

The improvement of mobile services and Broadband speeds is ongoing.

**Policy BP29 – Renewable energy** - This policy supports proposals for small scale renewable energy schemes, close to or attached to individual properties subject to no harmful impact

on the appearance or character of a designated or undesignated heritage asset or on the South Devon AONB. The policy does not support solar arrays or wind turbines on open farmland.

Solar panels have been introduced on the roofs of many properties in the parish since the adoption of the Plan including permission granted for solar panels on a listed building, although the positioning of the panels was not considered to cause harm to the significance of this heritage asset.

There have been no applications made for solar arrays or wind turbines on open farmland.

### **Conclusions**

The Neighbourhood Plan took about 5 years to prepare and was well supported at all stages by the local community. The Plan was adopted in April 2020 following a Parish referendum with 82% of those who voted being in favour of the Plan. There was also unanimous approval of the Plan by Members of the SHDC Full Council.

The Inspector who examined the Plan stated in his conclusion:

*“Bigbury is a parish in a stunning coastal location, whose protection will be enhanced by the policies of this Plan. New housing is proposed in the most sustainable location to meet the community’s own housing needs and provides controls to ensure that the new homes that are built will only be used as “principal residences”.*

*This is a locally distinct neighbourhood plan, which seeks to deliver on the expressed priorities of the residents of Bigbury and will deliver on its vision. This Plan would provide a sound basis for dealing with planning applications in the Parish in the coming years”.*

Having reviewed the changes which have occurred in the parish since the adoption of the Plan, the Neighbourhood Plan Steering Group consider that the Neighbourhood Plan has, as the Inspector concluded, had a significant effect in terms of enhancements to the natural and scenic beauty of the area. It has provided increased biodiversity and has helped to create a more sustainable environment. The Plan has helped to deliver the expressed priorities of the parishioners as set out in the Plan.

The Plan policies have resulted in improvement to the quality of new development, avoided development which would be harmful to the AONB and ensured that the amenities of existing residents have been protected. The parishioners have also taken an active interest in seeking to ensure that the Plan policies are fully taken into account in the decision making process and many applications which were contrary to policies in the Plan have been refused, amended or withdrawn.

SHDC planning officers have also been diligent in ensuring that any proposed development does accord with the policies of the Neighbourhood Plan as well as those of the Joint Local Plan and do refer to these in their planning application reports.

The Neighbourhood Plan Steering Group consider the Plan has been generally effective, that the objectives of the Plan are being implemented in practice and that the proposals and policies of the Plan are having a positive effect in relation to the determination of applications and achievement of the objectives of the Plan.

The Neighbourhood Plan Steering Group did however consider that more positive action needs to be taken to provide more pathways, cycle routes and bridleways in the parish and a working group is now being proposed in order to implement this policy.

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