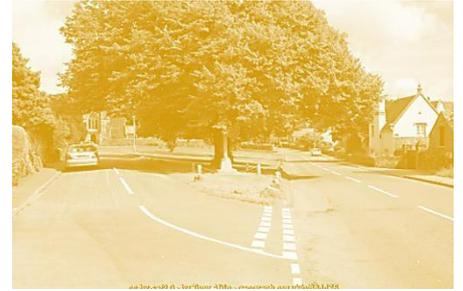
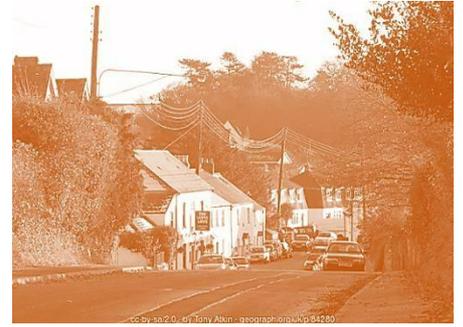


Bickleigh Parish Neighbourhood Plan 2016-2034



Referendum Version
October 2018
Bickleigh Parish Council





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Bickleigh Parish Neighbourhood Plan

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Foreword

Because of our proximity to the City of Plymouth, Bickleigh Parish Council has had to face up to the possibility of a substantial number of new dwellings being built within the Parish area.

As far back as 2012 we established a Plymouth Urban Fringe Working Group (PUFWG), of local volunteers, to exercise some control over what was being planned by others.

The Localism Act 2012 has given us the opportunity to do some planning of our own. After designation of the 'neighbourhood area' in 2013 under the Localism Act, PUFWG evolved into a Bickleigh Neighbourhood Plan Working Group. Its task was to prepare a Neighbourhood Plan for the Parish that would set out the basis on which the community was prepared to allow new development to take place and to protect all that was special about our Parish.

The Bickleigh Neighbourhood Plan has been the subject of extensive local consultation. We are grateful to the many local people, organisations and businesses that have got involved via surveys, exhibitions or responded to our letters and press articles and the continued support and encouragement of South Hams District Council.

We are not able to stop the incursion of Plymouth into the Parish, but we can apply some common sense and control over what happens, when and where. The Bickleigh Neighbourhood Plan sets out an acceptable basis for change and growth in the Parish.

I am grateful to everybody who has helped put this important document together.

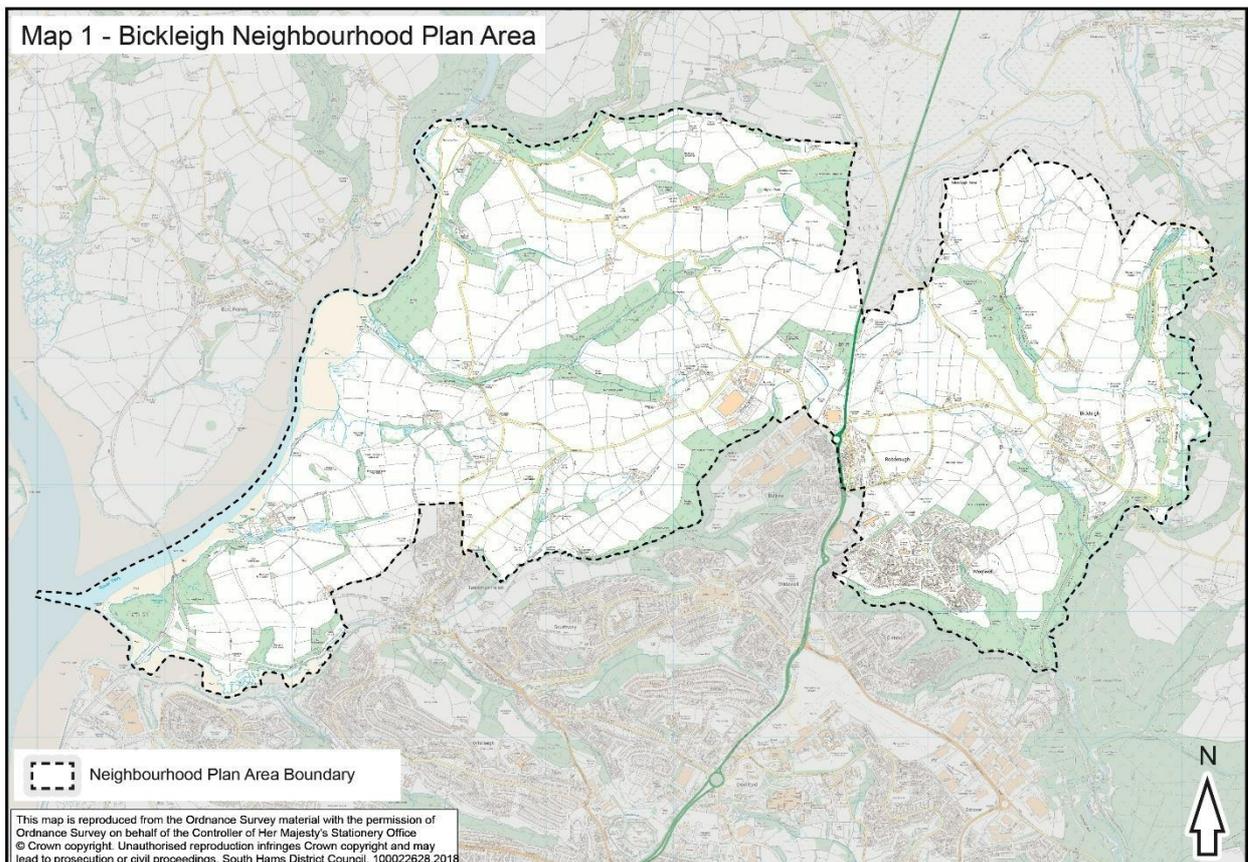
R.K. Lane

Chairman, Bickleigh Neighbourhood Plan Working Group

1. Introduction

The Plan Area

- 1.1 The Bickleigh Parish Neighbourhood Plan applies to the parished area that is under the jurisdiction of Bickleigh Parish Council, except that part of the area for which the Dartmoor National Park is Local Planning Authority. The plan area, designated as a neighbourhood area by South Hams District Council on 18th July 2013 incorrectly included that part of the area for which Dartmoor National Park is Local Planning Authority. Under powers conferred to South Hams Council under Section 4 and Schedule A2 of the Neighbourhood Planning Act 2017, with the agreement of the Dartmoor National Park Authority and Bickleigh Parish Council, the Council has modified the Plan to exclude from its jurisdiction that area of the Bickleigh Parish that lies within the boundary of Dartmoor National Park.
- 1.2 In the interests of clarity, all references to Bickleigh in this document, apply to that part of the Parish that lies outside Dartmoor National Park. Map 1 illustrates that area, which is delineated in black. The village of Bickleigh, a settlement area after which the Parish is named, is referred to throughout the document as “the Village”. Other settlement areas are referred to by their name.



2. Bickleigh Today

- 2.1 The parish of Bickleigh is situated on the outskirts of Plymouth. Its largest settlement area, Woolwell, has all the attributes of a modern edge of city residential area, yet within less than a mile to the north is the boundary of Dartmoor National Park. The Parish boundary significantly pre-dates both the development of Woolwell and the designation of the National Park in 1951.
- 2.2 Between the suburban Woolwell and the wilderness that is Dartmoor lies a substantial area of farming punctuated by deciduous woodlands and the ancient village settlements of Roborough and Bickleigh. Water courses and their valleys describe both the eastern and western edges of the Parish. The River Plym running south along Bickleigh Vale lies to the east, the more substantial River Tavy marks the western perimeter. The area has been shaped by its agrarian and mining history. Several significant remnants remain including Drakes Leat and the Plymouth and Dartmoor Tramway.
- 2.3 The location of the Parish so close to the city of Plymouth, which perforce can only grow in a couple of directions, has meant that the Parish has seemingly been under development pressure for many years. Woolwell, with its 1,300 homes was built in a relatively short period between 1981 and 1995. The industrial and commercial areas that have developed over recent times on the edge of the city have spilt over into the Parish in the form of two modern industrial/business areas. For the past five years, it has been the subject of joint studies (often jointly sponsored by South Hams District Council and Plymouth City Council) as to where and how it could provide for a significant number of further dwellings to meet the housing needs of the sub-region. The most recent initiative has explored how 2,000 more homes could be provided on land north of Woolwell over a 15-year period. Not surprisingly the local community has not been enthusiastic about the proposition. Many are concerned that scale of development and the necessary additional infrastructure could destroy the essential character that has made our Parish such a pleasant and popular place to reside.
- 2.4 In 2011 Bickleigh Parish was home to almost 4,000 people making up 1,555 households. A quarter of households were families with dependent children. Over three-quarters (77.3%) of homes were owner-occupied. 17% of homes were rented from private landlords. A little less than 2% were social rented dwellings.
- 2.5 The Neighbourhood Plan Steering Group carried out a survey of local people in 2014 to establish how local people felt about their neighbourhood and their hopes for how it might develop in future. The key messages we took on board when starting to plan for the future were:

2.6 **Natural Environment**

- There are many areas of open environment that should be protected and enhanced
- We must recognise too the special landscapes that lie just beyond our boundaries
- We should appreciate and protect the diversity of habits and species we have in the Parish

Built Environment

- Adequate infrastructure needs to be in place before new homes are built
- We should prioritise the identified development sites in the Parish
- We should retain the separate character of our different settlements
- New development should contribute to enhancing the overall character of the area
- We should promote the code for sustainable homes
- We should encourage the wider use of renewable energy

Housing

- New dwellings should add variety and flexibility to the housing stock without losing sight of the character of the settlements
- More affordable homes are required to meet the needs of local people
- We need to understand local housing needs better

Business and Jobs

- We should encourage and support local business
- We need more reliable high speed electronic connectivity
- We should promote the Parish as a good place to do business

Transport and Parking

- We need improvements made to the main road network to improve traffic flow, prevent congestion and cope with additional traffic
- Public transport services need to increase to encourage use
- Introducing parking schemes/restrictions should be considered in the interests of safety at key points in the Parish
- A more extensive and separate cycle network would be beneficial

Community Facilities and Services

- We should support local services and facilities
- Services and facilities must grow and adapt to meet the demands of a growing and ageing population
- An additional primary school will be needed
- We should encourage community initiatives and self-help

Youth, Sports and Recreation

- Open space for recreation is vital and must be retained
- Recreation and sports facilities need continual improvement to remain fit for purpose and adapt for growing demand
- We need to involve young people in developing a strategy for play, sport and recreation
- We should assist our sports clubs to develop and grow for the benefit of local people

3. The Strategic Context

- 3.1 In preparing our Neighbourhood Plan we are obliged, by law, to:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
 - ensure the Plan is in general conformity with the strategic policies contained in the Local Plan

National Planning Policy Framework

- 3.2 In preparing the Neighbourhood Plan we have been cognisant of the current national planning framework. The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a "*presumption in favour of sustainable development*". It states that neighbourhood plans should "*...support the strategic development needs set out in Local Plans, including policies for housing and economic development...*" and "*...plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan*". The NPPF goes on to say that "*The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.*" Outside of strategic policies however, we are encouraged to shape and direct sustainable development in our area through our Neighbourhood Plan.

Plymouth and South West Devon Joint Local Plan

- 3.3 The local strategic context will be provided by a new Local Plan that covers the district of South Hams as well as West Devon and Plymouth. South Hams website² states "*our Local Plan is evolving and has become part of the **Plymouth and South West Devon Joint Local Plan**. This plan will cover the South Hams District, West Devon Borough and Plymouth City areas but will not include Dartmoor National Park (who cover two different areas and will write their own plan). The plan will build on existing work carried out amongst all the communities so far, all comments submitted previously will be retained and brought forward.*" The Joint Local Plan was submitted to the Planning Inspector during the Summer 2017 for public examination. It is expected that the Joint Local Plan will be adopted by the three councils, during 2018.
- 3.4 The Neighbourhood Plan was prepared with the strategic context of the emerging joint Local Plan always in mind. We have also been cognisant of the need to conform to the strategic policies of the adopted **South Hams Core Strategy** (2006). The law requires that the Neighbourhood Plan, when submitted, must be in general conformity with the strategic policies in the adopted Local Plan for the area and any other strategic policies that form part of the statutory development plan where relevant.
- 3.5 During the neighbourhood planning process, we were encouraged to read in a consultation draft of the Joint Local Plan that the local planning authorities involved are supportive of neighbourhood planning. "*Neighbourhood Plans shape their local areas and can include policies and land allocations to support locally appropriate growth.*"

¹ National Planning Policy Framework, Department for Communities and Local Government, March 2012
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <http://www.southhams.gov.uk/article/583/The-Joint-Local-Plan>

*Neighbourhood Plans can also play a key role in securing and delivering community services, infrastructure and open space, sport and recreation facilities working alongside allocations, policies and funding mechanisms established in the Joint Local Plan.... In addition, Neighbourhood Plans are granted specific powers to designate sites as 'Local Green Space' where development will be prevented, except in very special circumstances. Neighbourhood Plans have a key role in identifying opportunities for locally supported renewable energy schemes." The Submission Version of the Joint Local Plan "supports giving greater levels of power to local people both to enable them to take control of their own lives but also to influence their communities and the area as a whole. The more strategic approach to neighbourhood plans advocated elsewhere [in the Joint Local Plan] is one of the tools we can use to achieve greater personal and community engagement."*³

Local Plan Strategic Objectives and Policies

3.6 To ensure that the Bickleigh Neighbourhood Plan conforms to the strategic policies in the adopted Local Plan and is likely to conform with those in the new Local Plan, the Parish Council will follow the advice of the NPPG that *"where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:*

- *the emerging neighbourhood plan*
- *the emerging Local Plan*
- *the adopted development plan*

with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body [the Parish Council] particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

*The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans"*⁴.

3.7 To assist this process we have identified within the supporting text for our policies which 'emerging' policy of the Joint Local Plan for Plymouth, South Hams and West Devon.

Bickleigh Parish Council - Position Statement

3.8 The Parish Council appreciates that, in preparing a Neighbourhood Plan, it has to accept and conform to the strategic policies of the Local Plan. During the time of preparing the Bickleigh Neighbourhood Plan no up-to-date Local Plan has been in place. This lack of a strategic context has made it more difficult to prepare the Neighbourhood Plan.

3.9 Since the plan-making process started we have striven to ensure our Neighbourhood Plan would align with the developing new South Hams Local Plan on which we had been consulted and, for which, a significant amount of evidence had been collected and considered.

3.10 In the spring of 2016 the decision was made by South Hams DC to abort the South Hams Local Plan and for our District Council to participate in the preparation of a joint Local Plan for Plymouth, South Hams and West Devon. It is unlikely that this Local Plan will be adopted before the end of 2018.

³ <https://www.plymouth.gov.uk/plymouthhandsouthwestdevonjlpsubmission>

⁴ <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-plan-and-what-is-its-relationship-to-a-local-plan/>

- 3.11 An initial consultation on the joint Local Plan took place in July 2016. Because of the interest in neighbourhood planning matters we have generated over the past two years, the Parish Council was able to make a clear position statement to the joint planning authorities, which it hoped would influence the content and strategic policies of the new Local Plan. The emerging Local Plan is now well-advanced. It was submitted for examination in July 2017. The Post Hearing Advice Note of the Planning Inspectors was received in August 2018. A Statement of Common Ground between the developers and the planning authorities on the Woolwell SUE was considered at the hearings into the Plan.
- 3.12 Our initial response regarding the Local Plan, in July 2016, stated that, in principle, we support the Plymouth and South West Devon Joint Local Plan. We accept that Woolwell will be the location for a significant urban extension.

4. Purpose of the Neighbourhood Plan

- 4.1 Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The National Planning Practice Guidance (NPPG) says that, in accordance with the Localism Act 2011, the Parish Council, as a qualifying body is able to “*choose where it wants new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings it wants to see go ahead*”.
- 4.2 We approached the task with an open-mind as to what the Bickleigh Parish Neighbourhood Plan would cover and what its themes and purposes would be. We understood from the outset that it would have to meet a number of basic conditions:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
 - contributes to the achievement of sustainable development
 - is in general conformity with the strategic policies contained in the development plan for the area – the joint Local Plan for Plymouth and South West Devon
 - does not breach, and is otherwise compatible with, EU obligations
- 4.3 With these constraints in mind, we have consulted widely and engaged with our local community to understand what is needed and what it is possible to influence and effect via a set of neighbourhood planning policies. We have considered carefully the policies of the Local Plan and assessed, on the basis of our agreed objectives, whether a more localised or detailed neighbourhood plan policy is necessary. In several instances, we have concluded that the Local Plan policy is sufficient. We have only introduced a neighbourhood plan policy where it will help ensure the area develops in the way we wish it to.
- 4.4 The resultant Bickleigh Parish Neighbourhood Plan sets out how we would like to see the area developed over the next 15 to 20 years and, through its policies, shape and direct sustainable development that will benefit those that live, work or visit in our area.

The Neighbourhood Planning Process

- 4.5 The development and preparation of the Bickleigh Parish Neighbourhood Plan has been undertaken by a Steering Group comprised of local people and parish councillors, under auspices of the Parish Council.
- 4.6 It was understood from the outset that for the Plan to be truly representative of the planning issues of relevance in the area and to be *the community’s plan*, we needed to carry out a thorough and on-going consultation process with those who live and work in the area and those that visit here on a regular basis. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit and an interest in the area.

- 4.7 The process and the types of consultation exercise and discussion that we have gone through will be documented in detail in our **Consultation Statement**⁵ which accompanies the Plan. The key methods we have used have included:
- Public exhibitions, meetings and events
 - Regular articles in the parish newsletter ‘Signpost’
 - Pages on parish website
 - Noticeboards and poster sites
 - Focus groups and workshops
 - Correspondence with local authorities, businesses and community groups
 - Correspondence with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in our planning issues
 - Two consultations during which comments have been invited on draft documents
- 4.8 The development of the Bickleigh Parish Neighbourhood Plan was based on a desire to be open and to welcome comments and contributions from all quarters. Our intent has been to encourage and foster discussion and debate within the community about the issues and opportunities that face us and strive to achieve a community consensus. This Plan represents the product of this process.
- 4.9 The Regulations required us to carry out a formal consultation on the pre-submission version of the Plan, followed by formal submission to the local planning authority and examination of the Plan by an independent Examiner. After that point, assuming the Plan passes through the examination successfully, the Plan will be subject to a public referendum where residents on the electoral register will be asked if they support the final plan. If the referendum answer is a “yes” from a majority of voters turning out on the day, the Plan will be “made” (i.e. adopted) by the local planning authority, South Hams District Council.

The Plan’s Status

- 4.10 This Neighbourhood Plan, once made, will be a statutory development plan. That means that its policies will have significant influence when it comes to being used by the local planning authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our Parish. It sits with the Local Plan, (also a statutory development plan) and underneath the umbrella of national planning policy in the Government’s National Planning Policy Framework (NPPF) as the main planning policy documents relevant to the Bickleigh area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level.
- 4.11 The Neighbourhood Plan’s policies cannot guarantee that a development proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF and the Local Plan when weighing up the appropriateness of the development proposal in question.

⁵ <http://www.bickleigh.gov.uk/neighbourhoodplan/documents/2017-2/>

5. The Structure of Our Plan

- 5.1 Our Plan sets out the neighbourhood planning aims and objectives for the neighbourhood area, which have been developed following a dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Having explained our rationale for these, the Plan sets out our local planning policies on a topic by topic basis. The brief introduction to each topic is based on the findings of the research, surveys and consultations that have taken place as part of the neighbourhood planning process. More detail can be found in our Local Evidence Report 2014⁶.
- 5.3 Under each topic heading we summarise the characteristics of that topic and the key issues which have been identified and set out the agreed objectives the neighbourhood planning policies are seeking to achieve. For each neighbourhood plan policy that follows we set out the policy statement, accompanied by our explanation of and justification for the policy including reference to planning policies in national and district planning documents to which the policy relates.
- 5.4 It is important to note that, while we have set out policies under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered, as policies in one topic may apply to proposals which naturally fit under another.
- 5.5 Our Plan finishes with an explanation of how we will monitor and review the Plan and a glossary which seeks to demystify some of the planning terminology used in our Plan.

Companion Documents

- 5.6 A number of other documents have been prepared to accompany the Neighbourhood Plan. We are obliged to produce a:
- **Consultation Statement**
 - **Basic Conditions Statement**
- 5.7 The Neighbourhood Plan is subject to testing as it is developed to help determine its positive or negative impact on the social, environmental and economic character of the neighbourhood area. If significant environmental effects are identified as likely, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. A 'screening opinion' on the environmental effects of the draft Plan and its policies was sought from South Hams District Council. We were informed that "*the Bickleigh Neighbourhood Plan does not introduce policies that are likely to result in significant environmental impacts, or have detrimental impact on identified habitats. The..... Plan in its current form does not trigger the need for an SEA and/or an Appropriate Assessment to accompany future iterations of the Bickleigh Neighbourhood Plan*"⁷. This opinion has been re-confirmed by South Hams District Council following its review of the Submission Version of the Plan⁸.

⁶ See full report at <http://www.bickleigh.gov.uk/neighbourhoodplan/documents/2014-2/>

⁷ Strategic Environmental Assessment and Habitats Regulations Assessment Screening for Bickleigh NP, South Hams District Council, Jan. 2017 <http://old.southhams.gov.uk/CHttpHandler.ashx?id=18859&p=0>

⁸ Email confirmation from 'CoP Lead Place Making', South Hams/West Devon Planning, 28th December 2017

6. Vision, Aims and Objectives

Establishing a Neighbourhood Plan Framework

6.1 The framework for the Bickleigh Parish Neighbourhood Plan comprises:

- a **vision** - for the long-term future of Bickleigh;
- the **aims** - that it is hoped that the Plan can help achieve; and
- the **objectives** - that we expect the Plan to attain by the application of appropriate neighbourhood planning policies

6.2 The Neighbourhood Plan Steering Group has been envisioning from the outset of the neighbourhood planning process. Understanding more about the Parish, its inhabitants and businesses and deciphering what is needed and wanted, has been a major contributor to the envisioning process.

Our Vision

6.3 A neighbourhood plan should set out a vision for the future of its neighbourhood. The vision should reflect a desired end state that is consistent with the values and overall priorities of the community.

A community whose pride in its location and its transition from city suburb to moorland is reflected in the distinct character of its several different areas and the manner in which they are respected, equally protected when necessary and enhanced by development decisions.

The Aims and Objectives of the Neighbourhood Plan



6.4 The process of arriving at an agreed set of aims and objectives started with a ‘workshop’ event in January 2015 at which members of the Neighbourhood Plan Steering Group examined the evidence and the response we had received to surveys and other consultation activities. Much of the community-based evidence came from the results of a community consultation undertaken during the Spring of 2014.

6.5 A draft set of aims and objectives was the focus of a further community consultation in the Parish on the 12th and 13th March 2016. The response we received was considerable, positive and encouraging. As a result of the reaction and comments a number of revisions were made to the draft aims and objectives. The final set was approved by the Parish Council in April 2016. We believe it reflects the community’s neighbourhood planning and development agenda. It is this agenda that underpins the Neighbourhood Plan’s policies.

6.6 Not all the objectives that were derived through this consultative process could lead to a neighbourhood planning policy. Those that are non-land use related have been referred to the Parish Council for further consideration and action (see Parish Council website).

7. Natural Environment

Overview

- 7.1 The parish of Bickleigh lies between the urban expanse of Plymouth and the wilderness that is the Dartmoor National Park. Indeed, a small part of the National Park lies within the parish boundary. As indicated at Paragraphs 1.1 and 1.2 of this document, the area of the Parish controlled by Dartmoor National Park is excluded from this Plan. The south-eastern corner of the Parish, Woolwell, has the characteristics of an edge of city suburban area. Beyond that however the Parish is very rural in character. It is predominated by farmed countryside that changes character as it gets higher and closer to the edge of Dartmoor. South Hams District Council’s Landscape Character Assessment identified three distinct character areas:
- Character Type 3B: Lower rolling farmed and settled slopes
 - Character Type 3A Upper farmed and wooded slopes
 - Character Type 2D: Moorland edge slopes
- 7.2 There are few statutory designated ecological or geological areas within the Parish. There are however county wildlife sites and ancient woodlands which are not only important habitat areas but contribute to the area’s essential character.
- 7.3 The Parish is host to a wide variety of flora and fauna. However, over the past 30 years it is reported that Bickleigh Village has lost numbers of bat population, which could be seen flying around the lamp-post at night after insects, but not anymore. The starling numbers would strip the Rowan tree before full ripeness, but not anymore. No yellow-hammers are seen in the hedgerows. It is imperative that new development does not contribute further to this reduction. We plan positively therefore to support existing species, numbers and their habitats.

Natural Environment	
Aims	Objectives
Protect and enhance our remaining countryside	<ul style="list-style-type: none"> • <i>Protect existing wildlife areas</i> • <i>Support measures to maintain or improve biodiversity</i> • <i>Support local farmers in maintaining their business and land</i> • <i>Enhance but control public access to the countryside</i> • <i>Increase network of local paths with linkages to wider network</i> • <i>Protect local character features such as Devon Banks</i>
Ensure new development is not detrimental to the character, ecology and visual amenity of the Parish and the surrounding area	<ul style="list-style-type: none"> • <i>Manage new development in the interests of maintaining the rural character of much of the Parish</i> • <i>Accept conversions and change of use where it is sympathetic to other nearby development and uses</i> • <i>Allow farm diversification where it is in the interests of the overall viability of the farm</i> <p><i>Manage the scale of renewable energy installations and manage the scale of wind turbines and farms</i></p>

Policy Bick01 Ecology, Geology and Diversity

Where appropriate, development proposals should protect sites of ecological and/or geological importance (as indicated on Map 2) and protect and enhance local biodiversity and wildlife to include:

- i. the safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;**
- ii. the provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation measures;**
- iii. the safeguarding and preservation of ecologically sensitive areas and ecological corridors;**
- iv. the safeguarding of important geological sites;**
- v. the protection of trees and tree groups of arboricultural or amenity value;**
- vi. the appropriate planting of new native trees and hedges; and**
- vii. the provision of appropriate measures to avoid and reduce potential recreational impacts to ensure there is no adverse effect on the integrity of European Sites.**

- 7.4 The Parish has several areas that are recognised by the Devon Wildlife Trust as being ecologically significant. These include county wildlife sites, ancient woodlands and two special areas of conservation (SAC)⁹ that impinge on the Parish boundaries. Paragraph 109 of the NPPF asks us to “*minimise impacts on biodiversity and provide net gains in biodiversity where possible*”. The areas we regard as worthy of protection under policy Bick01 are shown on Map 2. The status and description of each site is set out in the report prepared for the Parish Council by the Devon Biodiversity Records Centre¹⁰.
- 7.5 Development proposals should safeguard these areas by ensuring that development does not take place any nearer than is deemed likely to cause damage or significant disturbance to local habitats and species. Should damage or disturbance be unavoidable, but the development justified for other reasons such as substantial community benefits, then the development proposal should include sufficient mitigation to bring about a net ecological gain.
- 7.6 Evidence is being gathered by South Hams District Council and Plymouth City Council to inform a Habitats Regulation Assessment (HRA) of the Joint Local Plan. The HRA will consider the potential impacts of proposed site allocations on European Sites (of relevance to Bickleigh are the South Dartmoor Woods, Plymouth Sound and Estuaries, and Dartmoor SACs, and the Tamar Estuaries Complex SPA). The Joint Local Plan policies/allocations will set out the mitigation required to ensure that proposed development does not have an adverse effect on the integrity of European Sites. Whilst the HRA process of the Joint Local Plan is not yet concluded, it is expected that the

⁹ Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive (Article 3) to make a significant contribution to conserving the 189 habitat types and 788 species identified in the Directive.

¹⁰ Wildlife Site Resource Map and Species Information for Neighbourhood Planning – Bickleigh, Devon Biodiversity Records Centre, Oct 2014 http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Neighbourhoodplan_Bickleigh.pdf

following mitigation will be required for proposed development within the Bickleigh Neighbourhood Plan area:

Tamar European Marine Site (Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA)

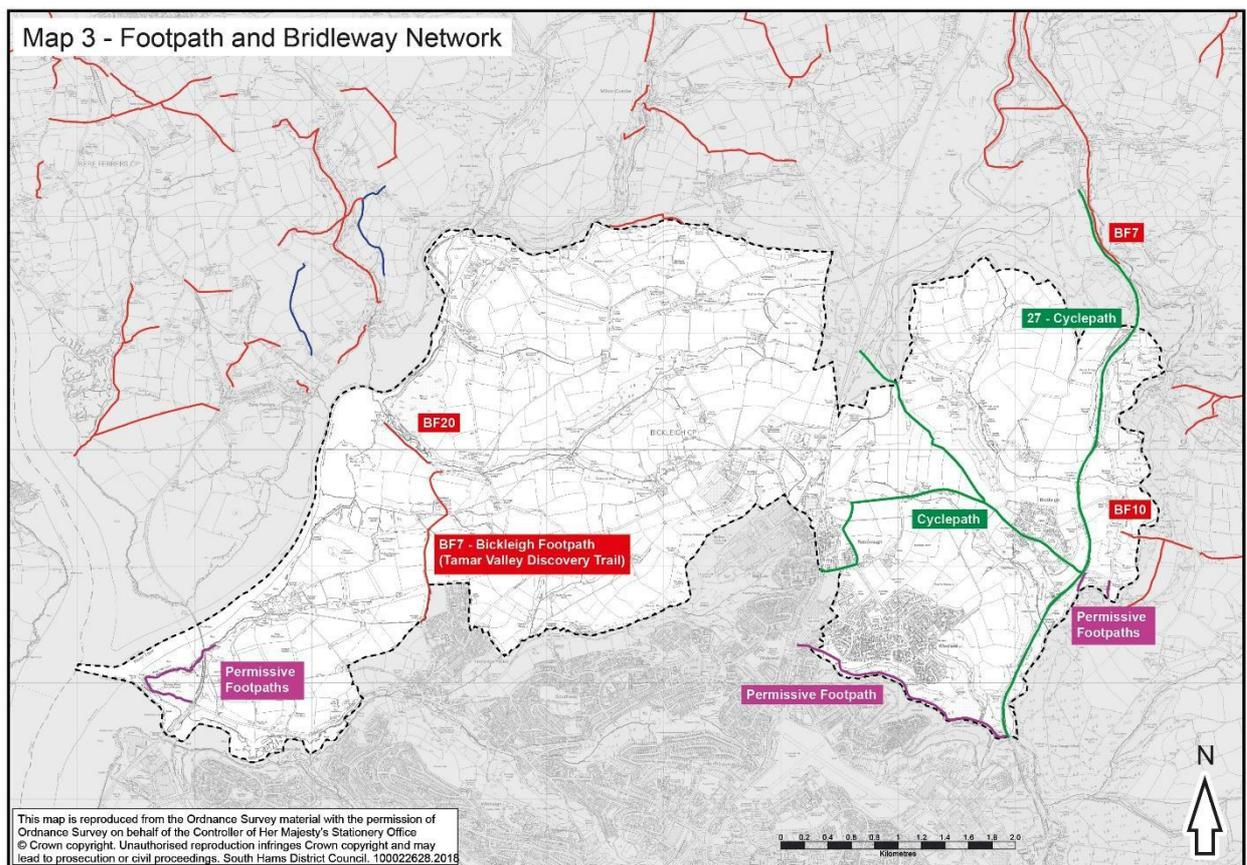
7.7 The evidence base being gathered will inform a revised 'Zone of Influence' around the Tamar European Marine Site, within which new development will be required to contribute a financial sum to mitigate for the increased recreational pressure on the European Marine Site by new residents. This financial sum will deliver activities within a new Management/Mitigation Plan for the Site and will ensure that potential recreational impact from new residents is reduced to a level where it is not significant. The Bickleigh Neighbourhood Plan is not proposing additional site allocations to those within the Joint Local Plan, however it is nonetheless acknowledged that new development within Bickleigh Parish will be subject to the same requirement for a financial sum to mitigate for additional recreational pressure (as per the forthcoming Joint Local Plan HRA), and accordingly the Bickleigh Neighbourhood Plan will not have a significant effect on the European Marine Site.

Dartmoor SAC and South Dartmoor Woods SAC

7.8 Whilst the number of dwellings 'allocated' to Bickleigh is not yet clear, the proposed site allocation within the Joint Local Plan could increase recreational pressure on the Dartmoor SAC and South Dartmoor Woods SACs. To reduce the potential for impact, it is understood that the HRA for the Joint Local Plan will advocate the Masterplan for the proposed site allocation includes a requirement for establishment of a 'Suitable Alternative Natural Greenspace' (SANG) within the Plym Valley to the east of Woolwell. This SANG will accommodate much of the recreational activity from new residents, thus reducing the likelihood of their activity impacting on the European Sites further afield. The Bickleigh Neighbourhood Plan is not proposing additional site allocations to those within the Joint Local Plan, and accordingly it is considered, by the local planning authority¹¹, that subject to reflecting the same requirement for SANG to mitigate for potential recreational pressure (as per the forthcoming Joint Local Plan HRA), the Bickleigh Neighbourhood Plan will not have a significant effect on these Dartmoor European Sites.

¹¹ Strategic Environmental Assessment and Habitats Regulations Assessment Screening Determination for Bickleigh Neighbourhood Plan, South Hams District Council, Jan. 2017
<http://www.bickleigh.gov.uk/neighbourhoodplan/documents/2017-2/>

- 7.12 The current network of recreational routes (of various categories) includes, but is not limited to, the Plym Valley cycle path which follows the route of the former railway line through Bickleigh Vale; a permissive footpath from the junction with the A386 Tavistock Road at the Tesco roundabout leading to the River Plym and then to the county road south east of the Marines Camp in Bickleigh Village; a permissive path from Roborough Down to the River Tavy at Lopwell Dam and to Blaxton Wood; and an unclassified county road from New Road through Leigh Farm giving access to Roborough Down.
- 7.13 Part of the route of the historic horse drawn granite tramway from the former docks at Marsh Mills Plymouth to the granite quarries at Princetown runs through Bickleigh Parish and it is a further aspiration that this could be utilised as a recreational route to Dartmoor.



The conversion of existing agricultural buildings will be supported where it is justified in the interests of ensuring the continued viability of the business concerned provided that:

- i. the proposed use would not have significant harmful impacts on the surrounding rural landscape;
 - ii. the proposed use would not cause unacceptable conflicts with agriculture and other land-based activities;
 - iii. the proposed use would not have unacceptable impacts on the local road network;
 - iv. the proposals would not have significant harmful impacts on the amenities of neighbouring residents and other uses;
 - v. the architectural and historic integrity of the building would be retained; and
 - vi. the buildings concerned would not require substantial rebuilding or disproportionate extension.
-

- 7.14 Our local farming businesses are important stewards of the countryside. We wish to ensure that farming businesses remain viable. We are supportive of business diversification where it will make a difference to the viability of the main agricultural business but have little or no impact on the character of its surroundings.
- 7.15 The NPPF requires us to “*promote the development and diversification of agricultural and other land-based rural businesses*” (para. 28). There are three main uses to which an agricultural building can change under permitted development rights. They are a flexible use (including business use), an educational use and a residential use. There are size thresholds, limitations and conditions associated with the rights.
- 7.16 Policy Bick03 facilitates the conversion of agricultural buildings as long as it is justified on the basis of ensuring the farm business remains viable and the proposed diversification is subsidiary to the main business. The development proposals will need to meet our criteria as well as conform to other policies on the Neighbourhood Plan and Local Plan. Any planning applications for such proposals should be accompanied by a viability assessment which sets out the way in which the development proposed would ensure the continued viability of the business concerned.

8. Built Environment

Overview

- 8.1 Woolwell is the major built-up area of the Parish. It is very much Plymouth extending outwards. Its development began in 1981 and was largely completed by 1995. It comprises around 1,300 homes and houses around 3,000 parishioners. Beyond the urban fringe there are the two older villages of Roborough and Bickleigh. The former is a recently extended dormitory village of some 200 dwellings. Bickleigh is smaller with only 34 dwellings, although it also hosts '42 Commando Royal Marines'.
- 8.2 There are no conservation areas in the Parish and there is a limited number of listed buildings and structures. Despite official recognition, the area has a wealth of history and heritage that could be threatened by development and needs caring for.
- 8.3 The Parish has been the focus of further development proposals for several years. A number of sites in the Parish were appraised by the 2013 SHLAA¹² exercise carried out by South Hams District Council. At the time of writing the proposed strategic policies of the new Joint Local Plan¹³ are not known. It is expected that the Parish will be earmarked for significant growth in the next 15-20 years through the extension of Woolwell. No doubt the parishioners of Bickleigh will let their views on the scale and impact of development be known as part of the Local Plan consultation process.
- 8.4 Through the Neighbourhood Plan, the Parish Council is intent on putting in place whatever parameters it thinks are required and it is able to do so, whilst remaining in conformity with the strategic policies of the Joint Local Plan. Ensuring that the necessary infrastructure is in place and development does not destroy the essential character of our neighbourhoods are important considerations.

Built Environment	
Aims	Objectives
Ensure new housing development takes place in the right place at the right time, with adequate infrastructure already in place	<ul style="list-style-type: none"> • Ensure new development does not take place on sites used for recreation purposes • Adequate infrastructure must be assured before any new development takes place
Retain and protect the separate character of our different settlements	<ul style="list-style-type: none"> • Ensure new development contributes to the distinct character of local settlements
Ensure new development contributes positively to the sustainability of the Parish	<ul style="list-style-type: none"> • Ensure there is adequate space provided around new developments, particularly for off-road parking • Ensure major new development results in a net gain in community facilities • Seek the highest possible standards of energy efficiency and sustainability in new developments
Encourage and support the wider use of renewable energy	<ul style="list-style-type: none"> • Restrict solar panels to roofs rather than farms • Control the development of wind turbines en-masse • Control industrial scale renewable energy farms • Support other forms of small scale renewable energy generation

¹² SHLAA = Strategic Housing Land Availability Assessment

¹³ A joint Local Plan for South Hams, Plymouth and West Devon

Policy No. Bick04 New Housing Development

Residential development within the proposed Woolwell Sustainable Urban Extension area (as shown on Map 4) should follow the principles set out in Policy PLY44 of the Plymouth and South West Devon Local Plan 2034.

Elsewhere in the neighbourhood area, new housing development should be in accordance with the prevailing Local Plan.

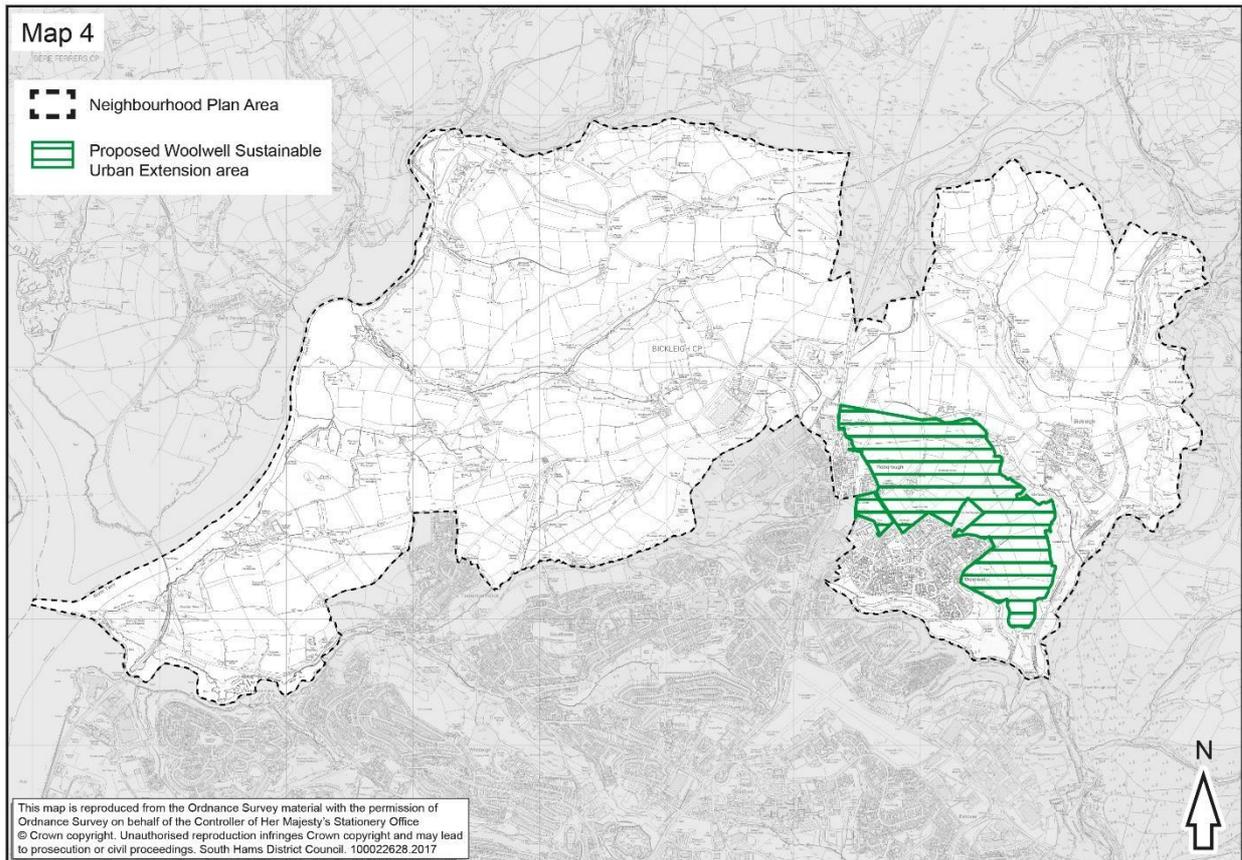
Development proposals on sites for 25 or more dwellings should demonstrate how they contribute towards:

- i. delivering sustainable development and growth**
- ii. meeting identified local housing needs**
- iii. addressing, where possible, known economic and social needs**
- iv. promoting sustainable transport**
- v. underpinning and adding to the assets of the community**
- vi. protecting the special environment in which we live.**

-
- 8.5 The Joint Local Plan identifies Woolwell as the location for a “sustainable urban extension”. The strategic target set in the draft Local plan is for approximately 2,000 new homes – “about 1,880 of which are anticipated to come forward within the plan period (i.e. by 2034). The emerging Local Plan is now well-advanced. It was submitted for examination in July 2017. The Post Hearing Advice Note of the Planning Inspectors was received in August 2018. A Statement of Common Ground between the developers and the planning authorities on the Woolwell SUE was considered at the hearings into the Plan.
- 8.6 With some concern and trepidation, the community of the Parish of Bickleigh accepts that our area must accommodate a sizeable number of new dwellings over the next 20 years, despite there being evidence of only limited local housing need from within the Parish itself. We are generally very content with the area we live in and the quality of life we experience. We do not want this harmed by the scale or nature of new development. We want to minimise the impact that such a major extension will have on wildlife.
- 8.7 We believe that the whole of Woolwell should be subject to a Masterplan in which Bickleigh Parish Council is a full participant. There are many issues with the urban extension and its relationship with the existing settlement of Woolwell, that need close attention. The production of such a Masterplan would set out what the gains would be, would allay fears and would likely encourage a better reception from the existing inhabitants of both Woolwell and Roborough. An essential gain is a new access road. Other gains should be a new primary school, health centre and further recreation space.
- 8.8 Policy Bick 04 makes a distinction between the Woolwell SUE and any other major housing sites which may come forward in the Plan period. This reflects the significant progress that has been made on the proposed development of Woolwell as part of the emerging Local Plan process. Policy Bick04 requires larger housing development proposals to include a clear statement that demonstrates how the new housing areas will contribute positively to our sustainability by relating to existing areas and the community assets (the facilities we currently enjoy), ensuring new infrastructure and facilities will

complement these and be more than adequate to meet all local needs and demands and how, through design and layout, new residents will be encouraged to avail themselves of the local networks, services and facilities.

- 8.9 After consideration we have set the threshold at 25 dwellings for policy Bick04. This we consider to be a reasonable threshold to require developers to address sustainability issues. It is commensurate with the significant threshold used by the DCLG in recent written statements¹⁴ relating to recovered appeals and Neighbourhood Plans.



¹⁴ Neighbourhood Planning: Written Statement - HCWS74, Minister of State for DCLG, 7 July 2016

New housing development in the neighbourhood area should contribute towards the delivery of sustainable communities with an appropriate range of community infrastructure, such as schools, primary health care infrastructure, sports/recreation and other community facilities.

The development of the Woolwell SUE should follow the approach to its contribution towards community infrastructure as identified in the emerging Plymouth and South West Devon Local Plan 2034.

- 8.10 There are concerns amongst the community that new development will put a strain on existing facilities and essential infrastructure. It was made clear at the Community Consultation Event in March 2016 that local health and education facilities are at or near capacity.
- 8.11 Of most concern, however is the additional pressure that new development will put on the highway network. 87% of respondents to the Community Consultation 2014 said the need for highway improvements and access related to new development was very important. It was also made clear at the Community Consultation Event in March 2016 that connection to the main roads must be improved. Several comments made by parishioners during consultation on the Pre-Submission Version of the Neighbourhood Plan emphasised the importance of addressing the inadequacies of the highway network before major development took place. Neighbouring Shaugh Prior Parish Council identified it as a *“vital need; without such improvements, access to the Parish of Shaugh Prior will become worse than it already is”*¹⁵. The Joint Local Plan includes a strategic policy, SPT9, that states support for *“major transport infrastructure projects where there are proven benefits, so that transport links are not a barrier to planned development and pinch points on the network are alleviated”*. There is no doubting the relevance of this to growth in the Woolwell area of the Parish. Highways England confirmed in a letter in November 2016 *“the need for suitable infrastructure improvements to be in place to support growth”*¹⁶.
- 8.12 The NPPF says we should *“ensure that developments will function well and add to the overall quality of the area”* (para. 58). Policy Bick05 requires major development proposals to recognise the current infrastructure deficiencies and address them. This applies particularly to the prevailing traffic problems. We expect the assessment to be thorough and be realistic about the likely levels of car ownership and use by people living on the outer edges of Plymouth, where bus services are generally regarded as not being convenient. There are several problem junctions on the local road network, which will be unlikely to accommodate satisfactorily current levels of traffic at certain times of the day and week (See Section 11, para. 11.5 and associated Map 7). Major development proposals must include measures that will ensure that they do not add to, and if possible, they will help reduce, this major problem.

¹⁵ Letter from Shaugh Prior Parish Council, 31st October 2017- See Consultation Statement

¹⁶ Correspondence from Highways England 21 Nov. 16

<http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

New residential development should, where applicable and possible, provide appropriate and proportionate new community facilities and infrastructure on site, and make appropriate and proportionate contributions to related off-site facilities and infrastructure.

- 8.13 Whilst we wish to ensure that the residents on new developments integrate and become part of a single 'cohesive' community, the capacity of existing community facilities in the Parish will not be able to cope with the demands that are likely to emanate. The Woolwell Centre and Roborough Village Hall are running at close to full capacity, we are pleased to say.
- 8.14 The clear message from the Community Consultation Events in 2016 was that new and better community infrastructure would be necessary if the Parish's population increases substantially. However, there is a concern that major new housing development could affect the character of social and community life, which is regarded favourably by many local residents. We expect major new development proposals to include proposals for sufficient new community facilities to serve the needs and demands of the residents of the new development.
- 8.15 We responded to the joint Local Plan consultation (August 2016) by saying that we expect the 'urban extension' proposed to Woolwell to require a new primary school, a health centre – as well as further recreation space. In the interests of integration, these need not all be provided on the new development site. Many respondents to the Community Consultation 2014 were keen to see the creation of a '*heart of Woolwell*' area. We will encourage developers to discuss the type of community facilities required and their location with the community, and the Parish Council in particular, to maximise the benefit of all new community facilities and ensure they have a positive effect on social and community life across the whole Parish. The Woolwell development will represent the most significant growth proposal in the neighbourhood area. Plainly over time the general approach identified in Policy Bick 06 will be clarified and potentially overtaken by detailed agreements that are made between the District Council and the developers concerned as planning applications are determined.
- 8.16 The Joint Local Plan includes a strategic policy SPT2 'Sustainable linked neighbourhoods and sustainable rural communities' that recognises the need to ensure new and existing neighbourhoods are connected and have "*reasonable access to a vibrant mixed-use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs*".

Development proposals should:

- i. respect the local character within the locality of the site and help to reinforce local distinctiveness;**
 - ii. respect local landscape quality and ensure that views and vistas are maintained wherever possible;**
 - iii. help conserve and enhance listed buildings, archaeological sites, and other local heritage assets;**
 - iv. respect open spaces, trees, hedges and character features;**
 - v. be of a density that is in character with the local surrounding area and respects the semi-rural nature of parts of the Parish;**
 - vi. ensure a ‘soft’ transition e.g. reduced density and vernacular construction, to reduce impact where new developments are contiguous with greenfield or rural area; and**
 - vii. be of a mixed and diversity of styles that is in character with the local surrounding area and respect the rural nature of parts of the Parish.**
-

- 8.17 The NPPF makes it plain that in promoting sustainable development we should recognise the different roles and character of different areas and our policies should be based on an understanding and evaluation of an area’s defining characteristics. Development should *“respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”* (NPPF para. 58). The Joint Local Plan has a strategic policy SPT2 ‘Sustainable linked neighbourhoods and sustainable rural communities’ that recognises the importance of creating or reinforcing a *“positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment”*.
- 8.18 Policy Bick07 reflects our desire that all new development proposals should appreciate and respond to the context and character of the area within which the development would take place. As earlier sections of this Plan have highlighted the neighbourhood area is one of great contrasts. Woolwell and Roborough have largely urban characteristics and have a strong physical and functional connection with Plymouth to the south. Bickleigh village sits remotely from the two other settlements in open countryside. The north-western part of the neighbourhood area falls within the Tamar Valley AONB and the north-eastern part lies adjacent to the Dartmoor National Park. In this context development proposals will be required to respond positively to the character and appearance of that part of the neighbourhood area in which it is located and within the context of any specific development plan policies which apply to that area.
- 8.19 The Parish has several settlement areas, each with its own character and setting. It was made clear at the Community Consultation Event in March 2016 that neither the overall rural character of the Parish nor its distinct settlement areas should be put at risk. Neither should the views from Dartmoor National Park be ruined by inappropriate development.

The areas listed below and identified on Map 5 are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value:

- A. Roborough Green
- B. Bickleigh Village Green
- C. Cann Wood View, Woolwell
- D. Church Park Road, Woolwell
- E. Play Park, Woolwell
- F. Woolwell Tree Belts
- G. Land south of Tramway Road
- H. Pick Pie Plantation

New development will not be supported on land designated as local green space except in very special circumstances.

- 8.20 The NPPF gives us the right to designate amenity areas that are highly regarded as ‘local green spaces’ and give them protection via policies in the Neighbourhood Plan. It was made clear at the 2016 Consultation on the Plan’s Aims and Objectives that there are some vital local green areas that should be protected. 66% of respondents to the Community Consultation 2014 said local public open space was very important.
- 8.21 Several locations (see Map 5) that meet the required criteria (of paragraph 77 of the NPPF), have been designated as ‘Local Green Space’ in recognition of their importance to the amenity and vitality of the neighbourhood and protecting them for the enjoyment and appreciation by local people and visitors¹⁷.
- 8.22 *Roborough Green* – is a well-used green area with mature trees, on the eastern edge of the village of Roborough. It was conveyed to the Parish Council for nil consideration by Lord Roborough in the 1970s when Leat Walk, Jump Close and Blackeven Close were being developed. It is used by local children for informal games, cricket, football etc. and by a local Brownies group. The community use it for dog exercising, recreation and quiet enjoyment. On occasions, it has been the location of major community events. At the Queen's Golden Jubilee for instance, an organisation of local residents called Friends of the Green (FOG), came together to organise a Roborough Village Fete, followed by a Barn Dance in a Marquee, on the Green.
- 8.23 *Bickleigh Village Green* – a pleasant triangular piece of grass, with mature trees, at the heart of the village of Bickleigh that has served a variety of community functions and commemorative events over the centuries. It is privately owned, belonging to the Maristow Estate. Permission has to be sought for village functions. It is the site of the local war memorial. The Estate has agreed that inclusion of this important site along with other special areas *“is entirely reasonable in terms of ensuring the retention of these spaces and protection from unnecessary development.”*¹⁸

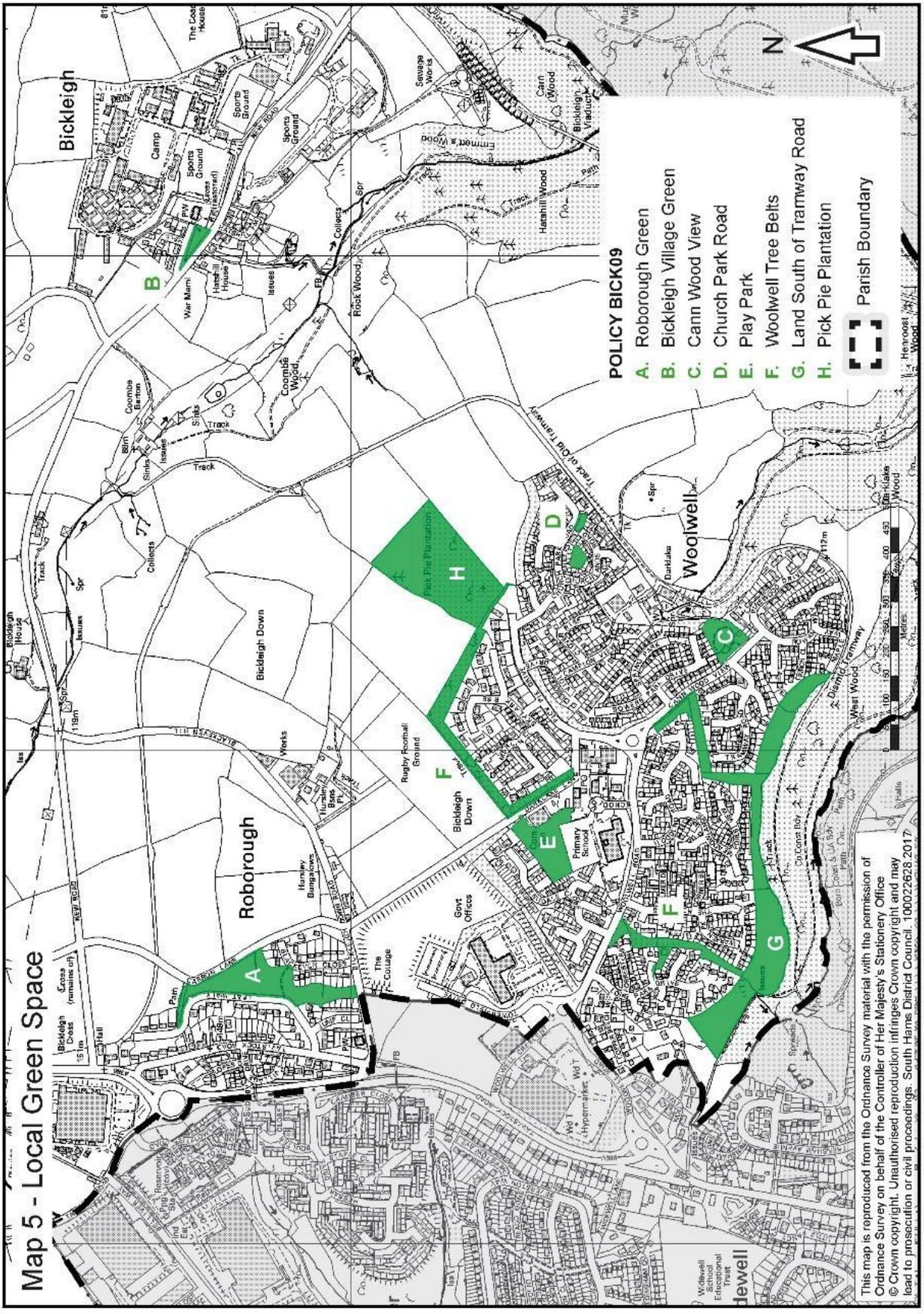
¹⁷ See LGS Assessment Report at <http://www.bickleigh.gov.uk/neighbourhoodplan/documents/>

¹⁸ Correspondence from Maristow Estate 8 Dec. 16 <http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

- 8.24 *Cann Wood View, Woolwell* – is one of several amenity sites provided for the community when the Woolwell development took place in the 1980's and 1990's. This site, alongside Cann Wood, is the location of play equipment for both young and older children. The footpath across the site helps link the northern and southern parts of the Woolwell estate.
- 8.25 *Church Park Road, Woolwell* – is the location of two green sites that help the amenity of a densely developed part of the Woolwell Estate. Both sites serve to provide informal recreation space and are particularly valuable as informal play space for young children.
- 8.26 *Play Park, Woolwell* – is a most significant piece of community recreation space alongside the Woolwell Centre. It includes the only MUGA¹⁹ on the Woolwell Estate. It provides for a variety of informal recreation activities. The footpath network across the site provides a car-free pedestrian routes that help link parts of the estate together.
- 8.27 *Woolwell Tree Belts*– Woolwell has several well-wooded strips of land that were designed to provide a pleasant green amenity break between different parts of the estate. Rather than creating separation however they also help link areas together via car free footpaths and provide pleasant footpath routes out of Woolwell. Together they also constitute a significant ecological network.
- 8.28 *Land South of Tramway Road* – is a valuable piece of grassland used regularly by residents for leisure walking and informal play. Along with the mature trees that surround this land, it forms an important part of the network of wildlife corridors that enhance the Parish.
- 8.29 *Pick Pie Plantation* – is a small copse of predominantly deciduous woodland accessible on foot from the nearby rugby and football pitches. Popular with dog walkers, a path runs around most of the copse within its boundary, and provides a circuitous route. There are extensive views from the north-easterly boundary of the copse across Bickleigh village towards the Dewerstone and southern Dartmoor.
- 8.30 This approach is consistent with strategic policy SPT11 'Strategic approach to the natural environment' that identifies the value of local green spaces within an overall hierarchy, which can provide "*multiple benefits to communities and wildlife*". It is consistent too with the concept of developing and benefitting from a green infrastructure hierarchy, as advocated by Natural England²⁰.

¹⁹ MUGA = multi-use games area

²⁰ Green Infrastructure Guidance, Natural England, 2014



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9. Housing

Overview

- 9.1 The Parish has a population of around 4,000 comprising some 1,550 or so households (at the last Census in 2011). Over half of our population is aged between 30 and 64. As migration is not significant, we have an ageing population that will likely be wanting smaller homes in future. At 2011, almost a quarter of households (24.2%) were single person households. A quarter of our households had one or more dependent child.
- 9.2 The Community Survey (2013) did not uncover any great expression of need from within the local population. However, subsequent consultations have highlighted a demand for retirement type housing from mature parishioners who would like to stay local, but anticipate the need for something smaller and more manageable.

Housing	
Aims	Objectives
<p>Support new development that meets local needs, helps broaden the housing stock of the Parish and increases the availability of affordable/useful dwellings</p>	<ul style="list-style-type: none"> • Accommodate the numbers required by the approved Local Plan in suitable locations • Ensure new housing development is suitably mixed, with a good proportion of small dwelling units • Ensure the design of new dwellings is of high quality and suitable for its location • Explore what 'affordability' means in local terms • Ensure there is a broad mix of tenures to suit the different and varied circumstances of the local people • Ensure there is adequate external space provided for each new dwelling • Ensure there is adequate community open space provided in new development areas
<p>Understand better, and monitor, the housing needs of local people</p>	<ul style="list-style-type: none"> • Understand what local housing needs are • Recognise the demand for housing to suit an ageing population

Policy No. Bick09 Housing Mix

Development proposals on sites for 10 or more dwellings should contain an appropriate mixture of house types and sizes and show how they contribute to meeting current local housing needs of the neighbourhood area by referring to an up-to-date assessment of local housing need.

- 9.3 The number of local people being categorised as in housing need is relatively few. Of the 35 households on the Council’s ‘waiting list’ in August 2016 only 4 households with a Bickleigh parish connection are in priority band B and 8 are in band C.
- 9.4 However, “local” in relation to housing in our area has to include the northern part of the city of Plymouth. Woolwell, since it was first built, has served primarily to meet housing demand for and from Plymouth and will continue to do so. Our concern therefore is to ensure that new housing matches the needs and demands that will emanate from the Plymouth area, whilst ensuring that the housing mix on new sites will lead to a balanced and more sustainable community in an enlarged Woolwell.
- 9.5 The 2017 Strategic Housing Market Assessment for the Plymouth area²¹ has shown that over 50% of all new housing provided in South Hams up until 2034, should be either one or two bedroomed dwellings. The average size of households on the Devon Housing Choice Register with a “*connection*” to Bickleigh parish in 2016 was 2.3 persons. 46% of the 35 households on the ‘list’²² would prefer a one-bedroom dwelling, 40% would prefer two-bedrooms. As regards the waiting list for Plymouth, there too the demand is mostly for small dwellings, 62% of households registered with Devon Housing Choice in 2013²³ wanted a one-bedroom property and 25% wanted two-bedrooms.
- 9.6 Policy Bick09 therefore requires developers to recognise and respond to local housing need. We understand that developers often prefer to build family type dwellings as they feel that “*two and three bedroom properties with garden and parking space are popular*”²⁴. We do urge the Local Planning Authority to ensure that an appropriate mix of dwellings is provided on major housing developments that reflects current needs and demands in the Parish of Bickleigh, as well as Plymouth.
- 9.7 The need to ensure “*a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs*”, is a stated requirement of strategic policy SPT2 of the Joint Local Plan.

²¹ Strategic Housing Market Needs Assessment (SHMNA), Plymouth SHMA.PBA, Feb 2017
<https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf>

²² Devon Housing Choice List 22nd August 2016

²³ Strategic Housing Market Needs Assessment (SHMNA), Plymouth SHMNA Overview Report, GVA, Oct 2013

²⁴ Strategic Housing Market Needs Assessment (SHMNA), Plymouth SHMNA Overview Report, GVA, Oct 2013

Development proposals that increase the choice of different types of housing available to older and disabled people in appropriate locations will be supported, particularly housing that offers local people the opportunity to move into more manageable, single-storey accommodation that better meets their needs as they grow older.

- 9.8 The NPPF requires us to *“plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities.....”* (para. 50).
- 9.9 It was made clear at the Community Consultation Event in March 2016 that new housing should offer more options for local people who want to move/downsize but stay in the area. Many attendees told us that they wished to remain living in the Parish but anticipate needing something smaller and more manageable as they get older. To most people this means a single storey, ground level dwelling. For many people during the consultation periods in 2016 and 2017, the expressed preference was for a bungalow.
- 9.10 A recent housing market assessment for Plymouth, Cornwall, South Hams, West Devon and the Dartmoor National Park has forecast for Plymouth that *“the types of household are also projected to change, with the ageing population one influencing factor. Primarily, the projections show a notable uplift in single person and couple households with this driven in significant part by the increasing number of older person households. The analysis suggests that there may be a high demand for smaller properties suitable for meeting the needs of older person households within the authority [Plymouth]”*²⁵. The 2017 Strategic Housing Market Needs Assessment (SHMA) concurs with the predicted increase in single elderly households and says *“any new provision needs to be accessible for a range of needs to enable to older people to remain independent in the community. In particular, provision must be physically accessible”*.
- 9.11 We would expect housing that is provided with more elderly households in mind or for the disabled to be situated convenient to public transport routes and local community facilities and services that the householder may wish to use on a regular basis and away from those premises and uses that generate noise and may be regarded as a nuisance by the elderly.

²⁵ Strategic Housing Market Needs Assessment (SHMNA) Appendix 3 – Plymouth SHMNA Overview Report, GVA, Oct 2013

New build housing developments must be constructed to a high quality design, using materials that are sympathetic to the character of the environment. New housing developments should be designed to be integrated with adjacent developments through the application of high quality building design, materials and layout and in accordance with the criteria laid down in the Local Plan Policy Dev10.

In addition:

- i. the layout of roads should provide adequately for off-road visitor parking and temporary parking spaces for delivery and utility vehicles;**
- ii. parking schemes and layouts should not impair access required by the emergency services; and**
- iii. pavements should be of sufficient width for mobility scooters to pass.**

- 9.12 The NPPF stresses that good quality design is an integral part of sustainable development and we should “*establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*” (para. 58). The NPPG says it expects the design of new development to respond in a practical and creative way to both the function and identity of a place.
- 9.13 61% of respondents to the Community Consultation 2014 said the quality of design was very important. It was made clear at the Community Consultation Event in March 2016 that new housing should be appropriately designed. The approach adopted in policy Bick11 takes account of the adopted Local Plan Policy D1. It also seeks to add value to the comprehensive approach to delivering high quality housing set out in the emerging Plymouth and South West Devon Local Plan 2034. That approach is supported by the local community for its application in the neighbourhood area. Policy Bick11 identifies additional matters that the community considers are important to be addressed locally.
- 9.14 The current Local Plan policy however does not include criteria relating to road and pavement layout and parking. The community has expressed concern about the amount of on-road parking in residential areas and how it impedes the normal flow of traffic causing drivers to take risks and on occasions, impedes emergency vehicles. During the Community Consultation on the 1st Version of the Neighbourhood Plan in November 2016, many people commented about the problems of on-street parking on local roads and on new developments nearby. Policy Bick11 requires designers of new major developments to ensure that there are sufficient numbers of off-road parking areas not only for residents but also to accommodate visitors’ cars, the growing number of delivery and service vehicles.
- 9.15 The layout and road widths on new developments should be sufficient to ensure that emergency vehicles will have easy access to all properties.
- 9.16 Last but not least, pavements should be of adequate width, which the Government advise should be two metres²⁶, to allow mobility scooters to pass and not have to compete for road space.

²⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf

Proposals for housing developments should include suitable and adequate private garden, outdoor amenity and external storage space.

- 9.17 Living in our Parish is regarded by most residents as living in or close to the countryside. Residents generally enjoy the open nature of the existing built-up areas and their greenness. The NPPF requires us to *“plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces”* (para. 57).
- 9.18 Policy Bick12 seeks to ensure that this is perpetuated by all new development through the provision of adequate outdoor space around dwellings. We expect every house to have a private garden that can be enjoyed by its occupants for a range of leisure activities. We expect the area of private space to be of sufficient size to provide adequately for the lifestyle and outdoor activities of the size and type of household for whom the dwelling is designed or likely to appeal to. We expect major housing developments to have an appropriate amount of public amenity and recreation space on sites that are large enough to provide for a range of community-based activities.

Residential development which provides gardens that facilitate and encourage food growing will be supported.

Larger residential developments should also allocate land for community-led food growing via initiatives such as allotments, orchards, community gardens and innovative spaces for food growing where appropriate and viable.

- 9.19 As part of the local healthy living agenda, we are keen to encourage local food growing. We will welcome development proposals that include gardens for family-type dwellings that are large enough to allow space for food growing. We are also supportive of community-based horticulture and the establishment of community gardening plots. Some interest has recently been expressed on the Woolwell Matters’ Facebook site (July 2016). It is hoped that from this interest a local ‘initiative’ will develop which will result in a local food growing project. There are currently (2017) no allotments in the Parish. Several local people have suggested that allotments would be welcomed by some of those with small garden plots. Although allotment provision should not be an excuse or justification for providing micro-gardens for dwellings on new developments.
- 9.20 South Hams Green Infrastructure Framework²⁷ states that new development should have allotment provision on site if possible (policy LFF1) and also states its support for projects promoting local food production (policy LFF4).
- 9.21 Policy Bick13 requires larger housing development proposals to include an allocation of land of sufficient size in an appropriate location to be used for community-based food growing to further interest in community-based food growing. The Parish Council will liaise with the developer to advise on local demand and help ensure the land in question is suitable and realises its potential.

²⁷ South Hams Green Infrastructure Framework, 2015 <http://old.southhams.gov.uk/greeninfrastructure>

The provision of plots on larger housing developments for local self-builders registered on the South Hams/Plymouth list is supported.

- 9.22 The NPPF states we should “*plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to..... and people wishing to build their own homes)*” (para. 50).
- 9.23 Self-build is a viable route to an affordable home for some households. A small part of Woolwell (Skylark Rise) was built by self-builders. Generally, these properties have been constructed and maintained to a good standard with the owners taking great pride in them and their local area. Self-build is a route for young local families to establish themselves on the housing ladder and may be a help to less well-off families.
- 9.24 The Joint Local Plan’s strategic policy for the ‘Woolwell sustainable urban extension and community park’, Policy PLY44, includes the “*provision of opportunities and plots for self or custom build homes*”. South Hams DC has already (since 2016) established an on-line register for potential self-builders. Bickleigh Parish Council will be encouraging local people to take more interest in the potential that self-build housing offers and to register if they are interested to strengthen the case for self-build plots on local development sites.
- 9.25 We are keen to encourage self-building in its several forms. We hope developers will be the same. Policy Bick14 encourages the developers of larger housing sites to offer a proportion of their plots to bona fide local self-builders if they are on the local register kept by South Hams District Council.

10. Business and Jobs

Overview

- 10.1 For a small parish, Bickleigh is home to a substantial number of businesses. Its location close to Plymouth and near to major cross-county routes are major attractors to many businesses as must be the very pleasant semi-rural working environment we can offer. Our list of commercial operations in the Parish shows we host major national and international operators such as Plessey Semi-Conductors, Child Support Agency, Rittal CSM and Parcel Force, alongside smaller businesses primarily serving the Plymouth area and, in some cases the south west. Along with the retail and related job opportunities at School Drive, the Parish therefore offers a very wide range of jobs and work situations, which includes
- 10.2 The main areas of business activity are the business estates of Devonshire Meadows and Broadley Industrial Estate in the Roborough area (see Map 6). Offering even more job choices, Belliver Industrial Estate is nearby just over the boundary within the city area of Plymouth, as is the Tesco superstore. Not to mention our proximity to that major employment generator, Derriford Hospital. Further job choices are provided by adjoining business and science parks at Glenholt and, Estover and the Tamar Science Park. Job opportunities and proximity to work is not an issue for local people. The traffic impact of local business operations and people’s travel to work habits are however related and significant local ‘issues’.

Business and Jobs	
Aims	Objectives
Support increases in employment space in appropriate locations	<ul style="list-style-type: none"> • Support the development of business space in or adjacent to existing industrial areas • Ensure new development is complementary to the buildings / structures adjacent and nearby • Ensure there is adequate on-site parking and servicing space • Require a green travel plan for new business development
Help ensure that the whole Parish has reliable high-speed electronic connectivity	<ul style="list-style-type: none"> • Ensure the whole Parish has the highest available broadband speed • Support the provision of new communication technologies in the Parish

Policy No. Bick15 Business Development

Development of B1, B2 and B8 uses on the business parks listed below (and identified on Map 6) will be supported.

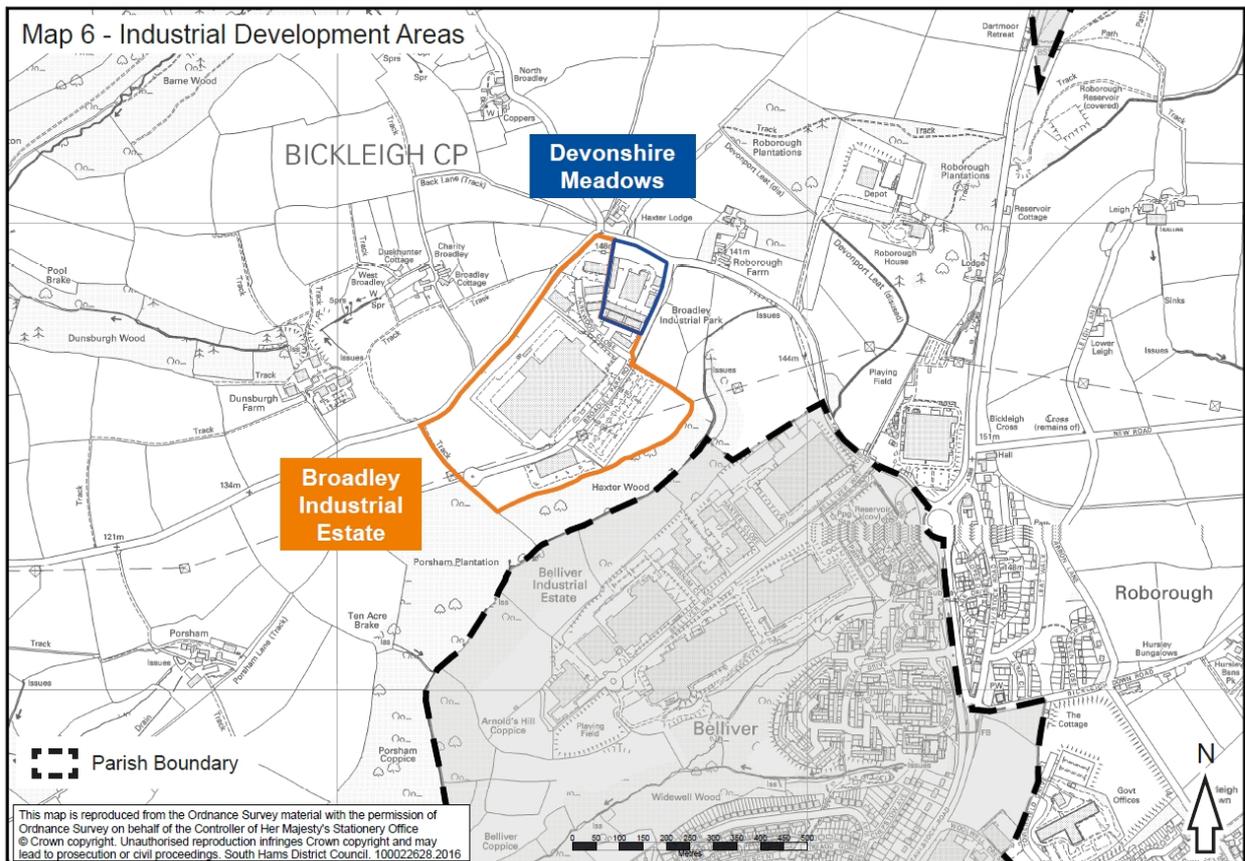
- A. Broadley Industrial Estate
- B. Devonshire Meadows

All business/commercial development should:

- i. respect the character of its surroundings by way of its scale and design;
- ii. not harm the surrounding landscape;
- iii. not have an adverse effect on its neighbours;
- iv. not have an adverse impact on the transport network and parking conditions; and
- v. safeguard residential amenity and road safety.

10.3 The Parish has been home to several successful businesses for many years. We know from our Business Consultation in 2014 that local businesses appreciate the location and local address. There is space for expansion of existing businesses and new business premises on the following estates: Broadley Industrial Estate and Devonshire Meadows.

10.4 The NPPF tells us it is important to support “support existing business sectors” with policies that are “flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances” (para. 21). Policy Bick15 is generally supportive of further business development at these locations if they do not result in harm to the nearby environment, uses and residents or have an unacceptable impact on the local transport network. At the Community Consultation Event in March 2016 it was clear that traffic generation was a major concern and has to be taken into account.



The development of a super-fast communication infrastructure to serve the area will be supported where it is sensitively sited and sympathetically designed.

All new residential, educational and business premises development should make adequate, appropriate and effective provision for high speed broadband and other communication networks.

- 10.5 Local businesses complained about broadband and mobile phone services in 2014. The problem was still significant in parts of the Parish in 2016. It was made clear at the Community Consultation Event in March 2016 that broadband and telecommunication services must be improved to the benefit of all areas. The NPPF wants to see plans *“support the expansion of electronic communications networks, including telecommunications and high speed broadband”* (para. 43). The Joint Local Plan calls for *“high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area”* in its draft strategic policy SPT2 ‘Sustainable linked neighbourhoods and sustainable rural communities’. The first part of the policy offers support for sensitive communications infrastructure. Particular care will be needed for any such installations which may be proposed in part of the Tamar Valley AONB or lie adjacent to Dartmoor National Park.
- 10.6 We want the Parish to be as well connected as it can possibly be and be able to take full advantage of future improved technology. We want residents, schools and businesses to have access to the latest communication technology. We want to remove as many barriers to this as we can. We endorse the Government’s expressed view that access to superfast broadband should be a right, absolutely fundamental to life in 21st century Britain, and regarded as an essential service just like gas, electricity and water to all.
- 10.7 We are aware of recent housing development nearby, to the south of Woolwell, where old-tech copper cables have been laid underground, instead of high-speed optical fibres. This has left residents frustrated with very low broadband speeds of 2mbps. This is no longer acceptable. Policy Bick16 supports development proposals that ensure the Parish is served by the best available communication infrastructure and technology, and as well connected as any other part of the UK. We think that this can be done and should be done without causing damage to the landscape character of the area.

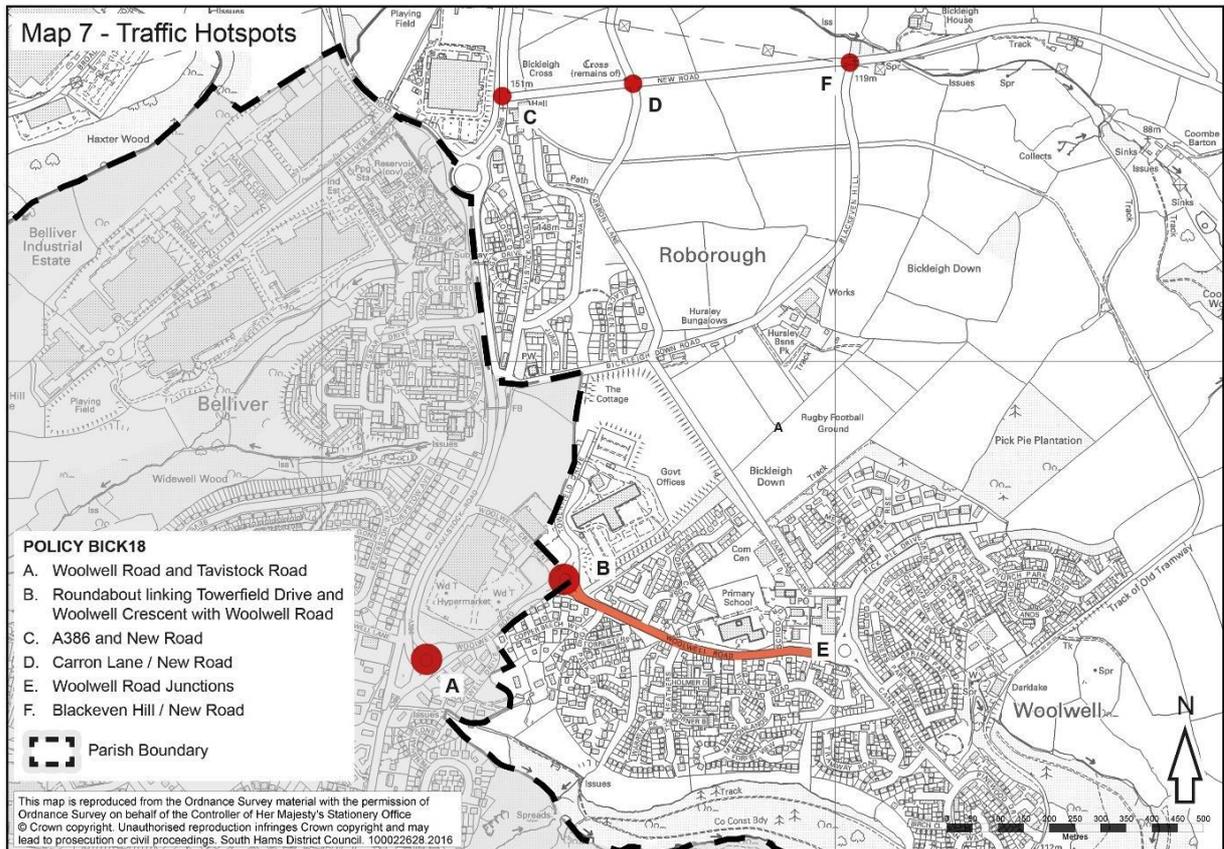
11. Transport and Parking

Overview

- 11.1 Like most of the rest of the UK, car ownership amongst the residents of Bickleigh Parish is high. Only 5% of households don't have regular access/ownership of a motor vehicle. Approaching half of all households (over 45% at 2011) have more than one vehicle. Over two thirds of people in the Parish that travel to work do so by motor car.
- 11.2 The road system that serves the Parish both in and outside is generally fit for purpose. However, given the amount of traffic at the busiest of times, traffic congestion occurs at least twice daily July (July 2017). The main cause of congestion is the capacity of the single lane section of the A386 at Woolwell and from the George Hotel to Derriford roundabout.
- 11.3 The most needed improvement is the completion of the dualling of the A386 from Roborough to the Mannamead junction on the A38. Two schemes are planned, we understand. There is a real concern amongst parishioners that further housing development could make the situation intolerable without proper and permanent improvements to the road network along with, hopefully, a change in travel habits and modes.
- 11.4 There is also a general concern in the Parish that more could be done to make our roads safer for all users.
- 11.5 Regarding highways capacity, the community consultation process has highlighted concerns about the capacity of the following junctions as shown on Map 7:
- B. Towerfield Drive/Woolwell Crescent/Woolwell Road Roundabout
 - C. New Road Junction with A386
 - D. Carron Lane/New Road junction
 - E. Woolwell Road junctions
 - F. Blackeven Hill/New Road junction
- Proposals for major development should address these junctions as part of their traffic modelling and transport assessment processes.
- 11.6 The community is close to unanimous in insisting that matters should not be allowed to get any worse than they have become in 2016. It must be recognised that at present there is only one way in and out of Woolwell. It was made clear at the Community Consultation Event in March 2016 that most local people are very concerned about the ability of the existing road network to accommodate additional traffic resultant from the planned Woolwell Sustainable Urban Extension. The consultation on the 1st version of the draft Neighbourhood Plan drew more comments on this policy and traffic issues than any other²⁸. Woolwell Road Roundabout was the most cited bottleneck that also contributes to several of the other delays and road safety issues experienced in the Parish on a regular basis. The volume of traffic on Woolwell Road seems to be ever-increasing, congestion more regular and road safety, for all road users, an ever-present concern.

²⁸ <http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

11.7 The Parish Council will continue to make representations about the need to ensure the network connections to the A386, particularly at the Woolwell Road roundabout with Tavistock Road (location A on map 7) which is outside the Parish but has such a big impact on it, are up-graded substantially to reduce current problems and cope with an almost inevitable increase in traffic wanting to use the A386.



Transport and Parking	
Aims	Objectives
Ensure the local transport network facilitates safe and easy movement around and in and out of the Parish	<ul style="list-style-type: none"> • Reduce rat-running • Improve connections to the main roads
Support initiatives that encourage travel other than by private motor car	<ul style="list-style-type: none"> • Extend the network of safe pedestrian and cycle routes
Support measures that improve local parking in the interest of safety	<ul style="list-style-type: none"> • Provide for more off-road parking • Support resident-only parking where it is necessary

Policy No. Bick17 Road Safety

Development proposals to facilitate traffic management schemes in the interest of increasing safety in the Parish will be supported.

- 11.8 The volume of traffic passing through the Parish and the speed of much of this traffic is of concern to many residents. We are generally supportive of measures that will help increase safety for all road users, although there are different opinions amongst parishioners as to what will be effective and what will not. Highways England has welcomed the inclusion of policies “*which seek to secure improvements in highway safety*”.
- 11.9 The locations listed in paragraph 11.5 are regarded as potential traffic management targets. School Drive, The Heathers and Woodend Drive, where they have junctions with Woolwell Road, are all regarded as ‘safety hotspots’, mostly related to the dropping off and picking up of children at the local school. Even Bickleigh village experiences traffic problems, mainly because New Road has become a regular ‘rat-run’. Deer and pets have been killed, and recently the RSPCA refused two ‘rescue’ cats to a family in the village because of the number of animal deaths on New Road.
- 11.10 Our consultations have highlighted that members of the community are not only keen to see road safety issues addressed but they have some good ideas of how it might be achieved. We expect any traffic management proposal to be the subject of a thorough consultation with the local community.
- 11.11 The Sustainable Travel Officer at Devon County Council has emphasised the problem regarding road safety issues in the vicinity of Bickleigh Down Primary School. “*A large proportion of parents drive their children to the school, despite living within the 800m walking zone*”²⁹.
- 11.12 The NPPF emphasises the importance of creating “*safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians*” (para. 35). Where development proposals come forward that are intended to ‘manage’ traffic flows we will expect the proposal to include evidence of consultation with the local community and reflect the response received. Policy Bick17.

²⁹ Correspondence from Sustainable Travel Officer Devon County Council, 5 Oct 2017, see Consultation Statement

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

Permeable materials for surface parking areas should be used.

- 11.13 Car ownership levels continue to rise, and car use cannot easily be discouraged in a Parish that is connected to the national road network and where bus services are limited. We want to ensure that housing development accommodates a high level of car ownership (1.65 cars per households in Bickleigh Parish in 2011) and does not lead to local roads becoming any more congested or obstructed by parked cars. 54% of respondents to the Community Consultation 2014 told us that parking was a very important facet of new development. Two-car families are becoming the norm.
- 11.14 Despite being a relatively new housing estate and many houses having their own drives, the local road network in Woolwell experiences ‘congestion’ in several locations as a result of on-road parking, caused by inadequate space on the drive to accommodate the number of cars that households now own together with visitors’ cars. On Church Park Road, Rowan Way, The Heathers, Holmer Down, Pinewood Drive, Meadowlands and Churchlands Close residents having to park on the road, on both sides, constitutes a problem for emergency vehicles, disrupts the free-flow of traffic and heightens the safety risks. During our consultation events in 2016 the problem of cars parking on pavements impeding wheelchairs and pushchairs was mentioned. The problems are added to by the growing number of delivery vans and lorries serving the demands of the local community.
- 11.15 Policy Bick18 sets the off-road parking standards for housing development which we believe are necessary and, indeed, likely to be wanted by prospective occupants of new dwellings. We expect that parking spaces should be constructed using permeable materials so as not to increase the risk of localised flooding through run-off.

Where appropriate, development proposals should demonstrate how they will provide safe and accessible connections by foot or cycle to key locations such as the local schools, shopping areas, leisure facilities, green spaces, employment areas and neighbouring settlements.

- 11.16 Whilst some of our policies are about accommodating the motor car better, we are also keen to reduce its impact by reducing the need for its use. It was made clear at the 2016 Consultation on the Plan’s Aims and Objectives that it should be made easier and safer for local people to travel around the area safely without using a car. The limited network of footpaths, cycleways and bridleways we have at present is illustrated on Map 3. The NPPF says that “*Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties*” (para. 38). The Joint Local Plan is keen to “*reduce the impact of severance caused by transport networks, enabling more journeys by walking, cycling and public transport and providing genuine alternative ways to travel from home to work*”

and other facilities” (strategic policy SPT9 ‘Strategic principles for transport planning and strategy’).

- 11.17 In the interests of furthering the local healthy living agenda and reducing the use of the private motor car, policy Bick19 requires major development proposals to include walking and cycling routes that help link the new development directly, or via the wider network, to all the important community facilities and services and to the local employment areas in the Parish (existing and new). Highways England welcomes the inclusion of policies in the Bickleigh Neighbourhood Plan “*which seek to secure the provision of enhanced pedestrian and cycle links*”³⁰.
- 11.18 The Sustainable Travel Officer at Devon County Council has highlighted the need for safe accessible routes available for pedestrians and cyclists. “*With the suggestion that the scale of growth proposed might necessitate a new school being built, it is essential that the infrastructure is in place to support sustainable travel arrangements. It is vital that the number of vehicles on the school journey is reduced..... Initiatives should effectively change travel habits and encourage the use of more acceptable modes*”³¹.

Policy No. Bick20	Public Transport
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Proposals in the neighbourhood area that are necessary to deliver improved public transport services will be supported.

- 11.19 We are strongly in favour of maintaining a local public transport service. 80% of respondents to the 2014 Community Consultation told us that it is important that public transport is improved if further development takes place. Highways England welcomes the inclusion of policies “*which seek.... better public transport*”³². The NPPF states that “development should be located and designed where practical to have access to high quality public transport facilities” (para. 35).
- 11.20 The Neighbourhood Plan cannot affect service improvements, which many have called for. We can however signal our backing for an effective local public transport system by supporting development proposals, should they come forward, to help facilitate a better system and services in and around the Parish and increase access and appeal to local residents.

³⁰ Correspondence from Highways England 21 Nov. 16 <http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

³¹ Correspondence from Sustainable Travel Officer Devon County Council, 5 Oct 2017, see Consultation Statement

³² Correspondence from Highways England 21 Nov. 16 <http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

12. Community Facilities and Services

Overview

12.1 Bickleigh Parish’s residents are relatively well served by local community facilities and services. We do not want this situation to change. We wish to protect and see enhancements to the schools, surgeries, community halls, church buildings we have, in the interest of ensuring they remain relevant and multi-functional. Some of them are already operating at or near full capacity. An increase in population could impair their effectiveness in meeting local needs. We expect any new development to include additional community spaces and facilities so that the Parish, as a whole, can benefit from a net gain in facilities and services as a result of this growth.

Community Facilities and Services	
Aims	Objectives
Protect and support the further development of locally delivered services that meet local needs and demands	<ul style="list-style-type: none"> • <i>Protect and enhance existing community facility if it is needed</i> • <i>Support the provision of new and additional space from which to deliver essential community services</i>
Support the development of an additional primary school	<ul style="list-style-type: none"> • <i>Work with the Education Authority to identify a suitable site and develop a detailed plan for a new school</i>

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No. Bick21 Existing Community Facilities

Alteration, extension and/or renovation of the following local valued community facilities to ensure they remain viable and suitable for community use will be supported:

Roborough Recreation Hall

The Woolwell Centre

The Lopes Arms, Roborough

Proposals for the redevelopment or change of use of these community facilities will only be supported where:

- i. **there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community; and**
- ii. **they will provide an alternative community use; and,**
- iii. **they do not have an adverse impact on the character of the area’s natural and built environments.**

12.2 As a community, we have made good use of the community facilities and services we have. Several facilities are operating close to capacity, others may need improvements to ensure they remain relevant and appealing to local people. We will support development proposals for community facilities if they increase capacity or ensure the facility remains viable. For instance, 72% of respondents to the Community Consultation 2014 told us that it is important that an improved centre at Woolwell is needed if further development takes place.

- 12.3 Roborough Recreation Hall was gifted to the inhabitants of the Parish by Lord Roborough in 1922. It is run by a group of volunteers who are also the trustees. The building consists a large hall that can seat 70+ and a smaller hall used for committee meetings. It has toilet facilities, including disabled, and a well-equipped kitchen. The hall is used by local clubs including dog training, karate, WI, garden club etc. The premises are also used for children's parties as well as by older clients for anniversaries and special dates. Shows and exhibitions also feature on the growing list of activities, which show the diversity village halls are renowned for and the strength of community spirit it has helped engender.
- 12.4 The Woolwell Centre is a modern building with its own grounds. It was built for the benefit of the local residents in Woolwell and the surrounding areas. It is owned and run by a trust that aims to enhance the lives of the local community and encourage local people of all ages to get involved and participate in a range of activities and exciting events. It has a range of meeting/conference rooms, a café bar and in-house catering. It is extremely well used and has a full events calendar as well as a full schedule of weekly activities providing for all age groups including childcare. The trustees have confirmed their support for a neighbourhood plan policy that *"supports the ongoing use of the facilities and land at the Woolwell Centre as a combined community asset"*³³.
- 12.5 The Lopes Arms at Roborough was formally a 17th century coaching house and is the only public house in the Parish. It is still very much a community asset and well used and appreciated by local people. It provides facilities for local clubs such as cycling, cricket, football, and Dartmoor search and rescue. Its meals are very popular, seating 50 inside and 30 outside.
- 12.6 The NPPF encourages us to *"guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs"* (para. 70). Policy Bick21 lists those facilities that are regarded as being important in contributing to our sustainability as a community. We will not support development proposals that result in their loss, unless it is proven that they are no longer required, or they are being replaced by something that will better serve their purpose.

³³ Correspondence from Woolwell Centre Trust 9 Dec. 16 <http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

Proposals for additional multi-purpose community and health and welfare facilities will be supported subject to the following criteria being met:

- i. the proposal will not generate nuisance or disturbance to neighbouring residential properties;**
 - ii. the proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and**
 - iii. access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.**
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- 12.7 The area is served by four General Practices; although only two are within the Parish, one in Woolwell and one in Roborough. The Woolwell practice is linked to the Lisson Grove Medical Centre in Plymouth. Some parishioners use the GP in Southway and others travel to Yelverton (West Devon). Social care locally is very dependent upon Volunteer Services from Plymouth and/or Tavistock.
- 12.8 The current situation with the local health and welfare service is of growing concern to the Parish Council. It is felt that the current service within the Parish is running close to capacity and will not be able to cope with the demands of a growing or ageing population. More staff and additional premises will be needed. It is likely that the delivery of health and personal services will change significantly over the next twenty years. However, we regard the availability of appropriate and accessible local accommodation as an essential element of providing the community with a first-class health and welfare service.
- 12.9 The NPPF says we should “*plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments*” (para. 70). Both the Woolwell and Roborough practices have confirmed that they would be happy to expand during the 20-years’ life of the Local Plan. Policy Bick22 is supportive of the provision of additional space that can help meet our changing needs and changing methods of delivery.
- 12.10 The Joint Local Plan recognises that neighbourhood and communities should “*have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship*” – strategic policy SPT2 ‘Sustainable linked neighbourhoods and sustainable rural communities’. The Parish Council will liaise with the relevant planning and service providers to ensure that the current situation is recognised, and a proper assessment is made of exactly what is necessary and appropriate.

Provision for a new school, including pre-school provision, in association with new housing development that is commensurate and appropriate to meeting local needs will be supported.

- 12.11 It is likely that the scale of growth proposed in the Local Plan will necessitate at least one new school to be built. It was reported in 2016 that the local primary school, Bickleigh Down C of E Primary School, is very close to capacity and is annually over-subscribed. In September 2016, the school was over-prescribed, with only four vacancies at the beginning of the new school year. Those who have a sibling at the School have priority over those who do not. Other children are disbursed around Plymouth.
- 12.12 To accommodate pupil levels at spring 2016, the Primary School was unable to renew the lease on rooms that have been used by the Under-5's Pre-school for the previous five years. The current school buildings fill the site, so any new provision would require a new site.
- 12.13 There is no secondary school in the Parish. Secondary education is provided by secondary schools/ academies in Plymouth and Tavistock. Plymouth also provides grammar school education.
- 12.14 The NPPF states that *"the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities"* (para. 72). Policy Bick23 is supportive of the development of new schools that will ensure that all local scholars have the opportunity to go to a local school.

13. Sports and Recreation

Overview

- 13.1 We have a range of leisure and sports facilities in the Parish both indoor and outdoor. For indoor sports, participants have to compete with other users for time and space at Roborough Recreation Hall and the Woolwell Centre.
- 13.2 There are two centres for outdoor sport in the Parish. The privately owned Argaum Rugby Club grounds which provides two rugby pitches and one football pitch. The Argaum field backs on to the Woolwell development.
- 13.3 Roborough Playing Fields is run by a local trust. It provides a cricket square, one adult football pitch and two junior pitches. They are located in Tamerton Lane, next to Plessey's.
- 13.4 Both the pavilion facilities at Argaum and Roborough are regarded as poor and could do with replacing with something much better and multi-functional. The pitches at both venues are regarded by users as satisfactory but in need of better maintenance. There are two junior unmarked pitches at the local primary school.
- 13.5 The sports facilities we have, are very important to us. However, they are insufficient in number and breadth of opportunity. Female sport is not currently catered for and will require funding. We want to encourage play, sport and recreation activity and meet demands locally. This will be challenging, particularly if our population grows and the proportion of families increases.

Sports and Recreation	
Aims	Objectives
Protect and enhance existing sports and recreation facilities	<ul style="list-style-type: none"> Protect and enhance existing facilities Ensure the Parish meets accepted national standards of provision for sport and recreation
Support the development of additional facilities and opportunities for healthy recreation	<ul style="list-style-type: none"> Support the development of new sports and recreation facilities and opportunities Ensure the Parish has adequate and suitably-sited areas for children's play
Identify what young people want and work with other agencies to provide facilities and opportunities	<ul style="list-style-type: none"> Seek to provide facilities for young peoples' activities

Policy No. Bick24 Existing Sports and Recreation Facilities

The following sports and recreation facilities and pitches (shown on Map 8) will be protected from change of use:

- A. Plymouth Argaum Rugby Playing Fields
- B. Roborough Playing Fields
- C. Bickleigh Down Primary School Playing Fields

Proposals which result in a loss of these sports and recreation facilities and pitches and/or their capacity and/or community accessibility (availability for community use) will only be supported where:

- i. an assessment has been undertaken which clearly shows that facilities are surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location and demonstrate community benefit; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Proposals which plan to replace existing facilities and pitches should demonstrate that they benefit the community and that there is secured community access.

- 13.6 The NPPF makes it plain that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless they are proven to be surplus to requirements or they are being replaced by something bigger and/or better (para. 74).
- 13.7 As regards existing local facilities, the Parish has:
- Plymouth Argaum RFC has 3 full sized pitches (2 for rugby and 1 for football), 1 junior football pitch, 1 training area and a Clubhouse suitable for 100 persons
 - Roborough Playing Fields has a cricket square, 1 adult football pitch, 2 junior pitches and a pavilion
 - We also have Bickleigh Down Primary School Playing Fields for our young people, which is large enough for two junior football pitches, but has no associated changing rooms nor showers
- 13.8 Policy Bick24 puts protection in place for these important areas of sporting activity. Not only are we intent on protecting them from loss of area or facilities a result of development, we are supportive of improvements and additional facilities that help meet needs and encourage increase participation at both locations. The Head Teacher at Bickleigh Down Primary School has told us that policy Bick24 *“has my wholehearted support both in terms of the facilities at Bickleigh Down Primary School but also the facilities at Plymouth Argaum and Roborough. As a school, we have encouraged all our pupils to engage in sport and recreation and the loss of any of these facilities would, in my opinion, be detrimental to the area.”*³⁴ The Roborough Recreation Hall & Playing Fields Trust has also confirmed their support to policy Bick24 *“we are all for keeping and*

³⁴ Correspondence from Bickleigh Down Primary School 25 Nov. 16

<http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

Fields and the Argaum Rugby Club had the potential for increased use but the facilities on offer needed to improve.

- 13.11 We have been made aware, during 2016, that the Argaum Rugby Club has been exploring the options for ground and facilities' improvements including the possibility of relocating the clubhouse, with a new-build eco-friendly building that includes a restaurant, teaching room and medical/physio room. More playing pitches and additional car parking including an over-flow parking facility are all part of the current brief. The Club has ambitions to be the leading 'junior side' in Plymouth and West Devon and increase sporting activity generally. It wants to make its facilities available for other clubs and sports and be able to hold occasional rugby tournaments. It is currently unable to stage these types of event because adequate safe parking, for up to 300 vehicles, cannot be guaranteed. The Club has limited parking at present, which is not in the most convenient nor safest of locations. Overspill parking on the nearby lanes can cause conflict with users of the nearby Hursley Industrial Area. We are supportive in principle of the Club's ambitions for the sites development as long as it continues to encourage local people to participate and benefit from its facilities.
- 13.12 The Roborough Playing Fields Improvement Programme 2016, including drainage and reseeded of football pitch and renewal of the artificial cricket wicket have recently been completed. Roborough Recreation Hall and Playing Fields Committee have confirmed additional improvements to facilities are also planned, including the provision of a clubhouse with showers and training room for both male and female participants.
- 13.13 The Roborough Recreation Hall and Playing Fields Trust holds, in trust, the Village Hall and Playing Fields. It supports the role of play and leisure activities in the interests of the "improving the conditions of life"³⁶ of the parish residents, with representation from the Maristow FC, Plymouth Civil Service and Roborough Cricket Club, Bickleigh Parish Council, both local churches, 42 Commando, the Women's Institute and Young Farmers. The Trust is keen to include other sports activities for all age groups within the community.
- 13.14 Also in the Parish is Bickleigh Barracks. In the past, its grass playing pitches and-based artificial grass pitch were used by the community. However, these facilities are not normally open to public access; any public access is strictly controlled via local arrangements, which may be cancelled/amended at any time.
- 13.15 The South Hams Playing Pitch Strategy 2015 includes an action to secure more regular community use of the facilities. Bickleigh Down Primary School has two junior pitches that have been used by the community in the past, but not at present (2016). According to the Playing Pitch Strategy 2015, the School has expressed desire to accommodate community use on them.
- 13.16 Recent correspondence the Head Teacher at Bickleigh Down Primary School emphasised the value of local sports and recreation facilities to the education service³⁷.

³⁶ Roborough Recreation Hall and Playing Fields Trust, Conveyance and Trust Deed dated 1st October 1969

³⁷ Correspondence from Bickleigh Down Primary School 25 Nov. 16

<http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

- 13.17 Policy Bick25 is generally supportive of development that helps facilitate increased community use of sport and recreation areas in the Parish as long as the impact of the development does not cause an unacceptable impact or nuisance.

Policy No. Bick26 New Recreation and Play Facilities

Development proposals to provide for additional recreation and play facilities, which meet an identifiable local need will be supported.

- 13.18 A growing population with a healthy living agenda needs plenty of space to play. It was made clear at the Community Consultation Event in March 2016 that there should be more local leisure and recreation opportunities especially for young people. Bickleigh Down Primary School too has stated its support for additional local sports facilities *“we believe additional facilities would be welcomed in the area”*³⁸.
- 13.19 The work undertaken as part of developing the South Hams Playing Pitch Strategy 2015 made clear that population growth combined with a growing participation rate in sports meant that *“there are strong foundations for continuing to build participation in sport and active recreation in the District”*. The most sustainable solution to meeting this demand is to provide the facilities within easy access of population centres.
- 13.20 Policy Bick26 is supportive of development proposals in the neighbourhood area that will ensue that we have the benefit of adequate recreation and play space to meet the demands of a growing population and encourage local people to make best use of it. As demonstrated by policy Bick24 we have some recreation facilities that are important to us and we wish to protect. These will need adding to in the years ahead as the population increases and sporting preferences change. Sport England’s standard advice is that new facilities should be based on a proportionate assessment of the need for sporting provision, which is developed in consultation with the local sporting and wider community. The community in Bickleigh will be keen, we are sure, to contribute to such an assessment to help ensure the location, design and layout of new facilities encourages and promotes participation in sport and physical activity.

³⁸ Correspondence from Bickleigh Down Primary School 25 Nov. 16
<http://www.bickleigh.gov.uk/neighbourhoodplan/wp-content/uploads/2016/08/Bickleigh-NP-Draft-Policies-Consultation-Report-jan17.pdf>

14. Monitoring and Reviewing the Plan

- 14.1 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.
- 14.2 The Parish Council will periodically monitor the impact of policies on change in the neighbourhood area by considering the policies' effectiveness in the planning application decision-making process. We will do this by referring to this Plan when reviewing planning applications. We will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 14.3 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or county-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies. The adoption of the Plymouth and South West Devon Local Plan will be a key event in the formulation of a new development plan context. Five years from the date the Plan is made, we will consider the need and value in undertaking some form of Review.

15. Glossary of Relevant Terms

The following terms are used in the Bickleigh Neighbourhood Plan:

Biodiversity	The variety of life in all forms e.g. wildlife, plants, etc.
CIL	Community Infrastructure Levy: is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.
EU law	European Law – a body of treaties, law and court judgments which operates alongside the legal systems of the EU's member states.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Listed Building	A building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II). If a building is 'listed' it means that it has special protection under the Planning Act and permission will be needed for any works, some of which wouldn't otherwise need it.
Local Development Framework	A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of: <ul style="list-style-type: none"> • Development Plan Documents (which form part of the statutory development plan) • Supplementary Planning Documents

Local Education Authority	The public body whose duty it is to carry out specific functions relating to education for a particular area. All references to local education authority apply in this Plan to Devon County Council.
Local Green Space	Green areas of particular importance to local communities designated to provide special protection against development.
Local Plan	A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.
Local Planning Authority	The public body whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply in this Plan to South Hams District Council.
NPPF	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be d. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.
NPPG	The National Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of most of Government Circulars which had previously given guidance on many aspects of planning.
Neighbourhood Area	An area within the area of a local planning authority in England which has been designated by the authority as a neighbourhood area (for the purposes of preparing a neighbourhood development plan).
Neighbourhood Plan	A neighbourhood development plan prepared by a Town or Parish Council or Neighbourhood Forum for a specific neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Playing Pitch Strategy (PPS)	An evidence-based document that Sport England recommends councils produce to guide investment, development and improvements in pitch sport facilities and meet the requirements of the National Planning Policy Framework.
Public Right of Way	A way where the public has a right to walk, and in some cases ride horses, bicycles, motorcycles or drive motor vehicles, which will be designated either as a footpath, a bridleway, a road used as a public path or a byway.
Self-build	Projects where someone directly organises the design and construction of their new home.
SHLAA	Strategic Housing Land Availability Assessment: An assessment of all land within the district to assess its availability for new development.
SHMA	A Strategic Housing Market Assessment is a study of the way the housing market works in any particular area. It considers the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.
Special Areas of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010
Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal

	environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	The consideration of policies and proposals to assess their impact on sustainable development objectives.
Sustainable Development	Environmentally responsible development, commonly defined as " <i>development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs</i> ".
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.