

Ringmore Neighbourhood Plan Steering Group

Challaborough Residents Consultation – July 2019

The Steering Group has met regularly and carried out a questionnaire drawing opinions from parish households. Group members have attended training sessions on neighbourhood plan development. Individual members of the Group have researched and drafted text for sections of the Plan, along with defined policies under specific headings. These have been subjected to thorough scrutiny within the Group and revised until a consensus is arrived at.

Thus far, agreed headings are:

- *Introduction*
- *Housing*
- *Employment*
- *Tourism and Holiday Parks*
- *Landscape and views, open spaces and environment*
- *Heritage Assets*

Challaborough residents of Ringmore Parish are asked to consider whether there are any further headings they would like to see included in the Plan.

The Introduction is intended to set the scene for the Plan and provide background information on the Parish. This is followed by the various sections listed above. Under each of these headings a range of **DRAFT** policies have been drawn up along with justifying text.

Challaborough residents of Ringmore Parish are invited to comment on the following DRAFT policies

Housing

Policy 1- Housing Allocation for Local Needs in Ringmore Parish

Development to satisfy local housing requirements will be supported where justification in line with local needs is identified and if: -

- The requirement for development for local housing needs is clearly demonstrated
- The development meets the constraints of all applicable higher-level policies and material considerations.

Policy 2- Protection of unique character of ANOB, Conservation and Heritage Area

Development will only be supported where it can be demonstrated that the: -

- The design is of good quality, sympathetic with the character of the surrounding built and, non-built environment
- The unique character of the ANOB/ conservation and heritage areas is maintained (for example "Dark Skies")
- The peace and tranquillity of the Parish is not negatively affected
- Listed Buildings and Heritage assets are not adversely affected
- Roof Heights should not impact existing residents through loss of amenity
- Enough "Off Road" parking is provided per household (min 2 spaces)

Comment [mf1]: Sympathetic with non built environment? Meaning? Ref "Falling Water" designed by Frank Lloyd Wright – considered to be best example of home integrated with its surrounding environment

- vii) The development meets the constraints of all applicable higher-level policies and material considerations.

Policy 3- Development through CLT or other Private Self Build initiatives

Individual or small-scale development will be supported where community led schemes or private self-build can achieve affordable housing in line with local needs if: -

- i) The design meets the requirements in RNP2
- ii) It must be individual or small-scale development of dwellings

It must be for persons designated as “local” or with strong local ties and provide affordable housing as such, in perpetuity.

Policy 4- Development to satisfy second home ownership

Any proposed development not associated with fulfilling the requirements for demonstratable local housing supply will not be supported

Employment

Policy 1 New employment opportunities

Existing employment opportunities should be supported and retained where possible and proposals for expansion or new businesses will be sympathetically considered provided such developments do no harm to:

- The AONB and all this represents,
- The living conditions and amenities of residents
- The character and safety of our narrow roads through increased traffic.

Comment [mf2]: Will this, by default, exclude further holiday park development?

Those home workers in the parish will be supported and new home working opportunities will be encouraged.

Policy 2 (Unless covered elsewhere) Broadband and phone coverage

Proposals to improve the Broadband and Mobile Phone performance within the parish will be supported provided such improvement is implemented with due regard to the caveats described in **E1** above.

Tourism & Holiday Parks

Policy 1 New tourism and holiday developments

This Plan supports tourism development which is primarily aimed at high turnover, short occupancy forms of holiday. Proposals must demonstrate tangible economic benefit to the local community, and this will be weighed against any potential loss of amenity for permanent residents of the parish. Where it is clear that economic gain for the local community does not significantly outstrip loss of amenity, the proposed development will not be supported. Only holiday development proposals that are accompanied with practical measures to ensure that they will remain as holiday accommodation for perpetuity will be supported

Policy 2 Holiday caravan parks

Proposals for expanding holiday caravan park provision in Ringmore Parish will not be supported. For the avoidance of doubt, this includes the forming of concrete bases and re-purposing of existing holiday park facilities such as car and boat parks, dog-run areas, and waste storage areas to accommodate more caravans

or “lodges”. Proposals to extend the opening times for caravan holiday parks will be regarded in this plan as an expansion of caravan provision and will not be supported.

Policy 3 Enhancement and updating of holiday and tourism facilities

Proposals for enhancement and updating of existing holiday and tourism facilities, including holiday caravan parks, will be supported, but only where other policies in this Plan have been addressed. In the case of proposed holiday caravan park enhancements, these will be supported only where they are accompanied by competent measures for lighting, landscaping and planting that will significantly ameliorate visual impact and offer reductions in levels of light pollution and noise. Any development proposal that would lead to returning any part of existing holiday parks, including the seafront and seafront car parks, to a natural state will nevertheless be supported, provided that other policies in this Plan are met.

Heritage Assets

Policy 1

All planning applications should avoid a negative visual impact on any Heritage Asset listed in an appendix to this Plan, or in its proximity. The latter having the same weight as Grade II Listed Assets in this respect.

Policy 2

Great weight must be given to the AONB location and character of the parish. Particularly, the views of the parish on approach, as well as views of the settlements and any views down to the sea at Challaborough and to Bigbury Bay from the River Avon towards the River Erme.

Policy 3

Any development should avoid outside lighting or security lighting of more than XXX lumens and should be situated no higher than one metre from the ground. A development with lighting that maintains or reduces the current ‘Dark Skies’ in the parish will be supported.

Policy 4

Access roads in the parish should be maintained at their current width with Devon banks and hedges to maintain the heritage setting of this area.

Landscape

Policy 1

i) Development proposals, to include planning applications for single dwellings, that demonstrate that there are no adverse impacts on the natural environment (landscape and biodiversity) (or satisfactorily mitigate these impacts), and enhance the natural environment where there is the opportunity to do so, will be supported.

ii) Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development, and such measures should include the use of native species of trees and hedges where planting is required.

Policy 2

To ensure that the tranquillity of the parish and dark skies are maintained, development will only be supported where it demonstrates that it:

i) will have no significant adverse effect on the tranquillity, through increasing levels and frequency of noise, of the parish;

ii) will have no significant adverse effect, through light pollution (during any part of the year), on our valued dark skies observable from the parish

Policy 3

Development within the AONB will not be supported except in exceptional circumstances where it is specifically designed to meet the identified local need and is designed to ensure that development will not cause undue harm to the landscape and scenic beauty of the AONB. In considering any development within the AONB great weight will be given to:

- Conserving and enhancing the natural landscape and scenic beauty of the area; •Conserving and enhancing facilities for wildlife, the cultural heritage and the built heritage of the area;
- Avoiding light pollution due to excessive glazing or external lighting;
- Avoiding development that would cause undue noise and disturbance, resulting in loss of existing tranquillity;
- Avoiding loss of wide, unspoilt and iconic views of the coast and countryside; •Retaining natural heritage features, including Devon hedgebanks;
- Retaining the ancient and intricate network of winding lanes, paths and recreational routes.

Challaborough residents of Ringmore Parish are invited to consider whether the Steering Group has missed anything

Other matters that may be worthy of comment include:

- Roof ridge heights
- Identifying “green spaces” in the Parish
- Traffic management/traffic calming