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South Hams District Council

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Date:

Dear Councillor

SOUTH HAMS COUNCIL - THURSDAY, 17TH MAY, 2018

I refer to the agenda for the above meeting and attach papers in connection with the following item(s).

Agenda No	Item
19.	**Ugborough Neighbourhood Plan (Pages 1 - 86)**

Yours sincerely

Darryl White
Senior Specialist – Democratic Services

Encs

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Referendum Version

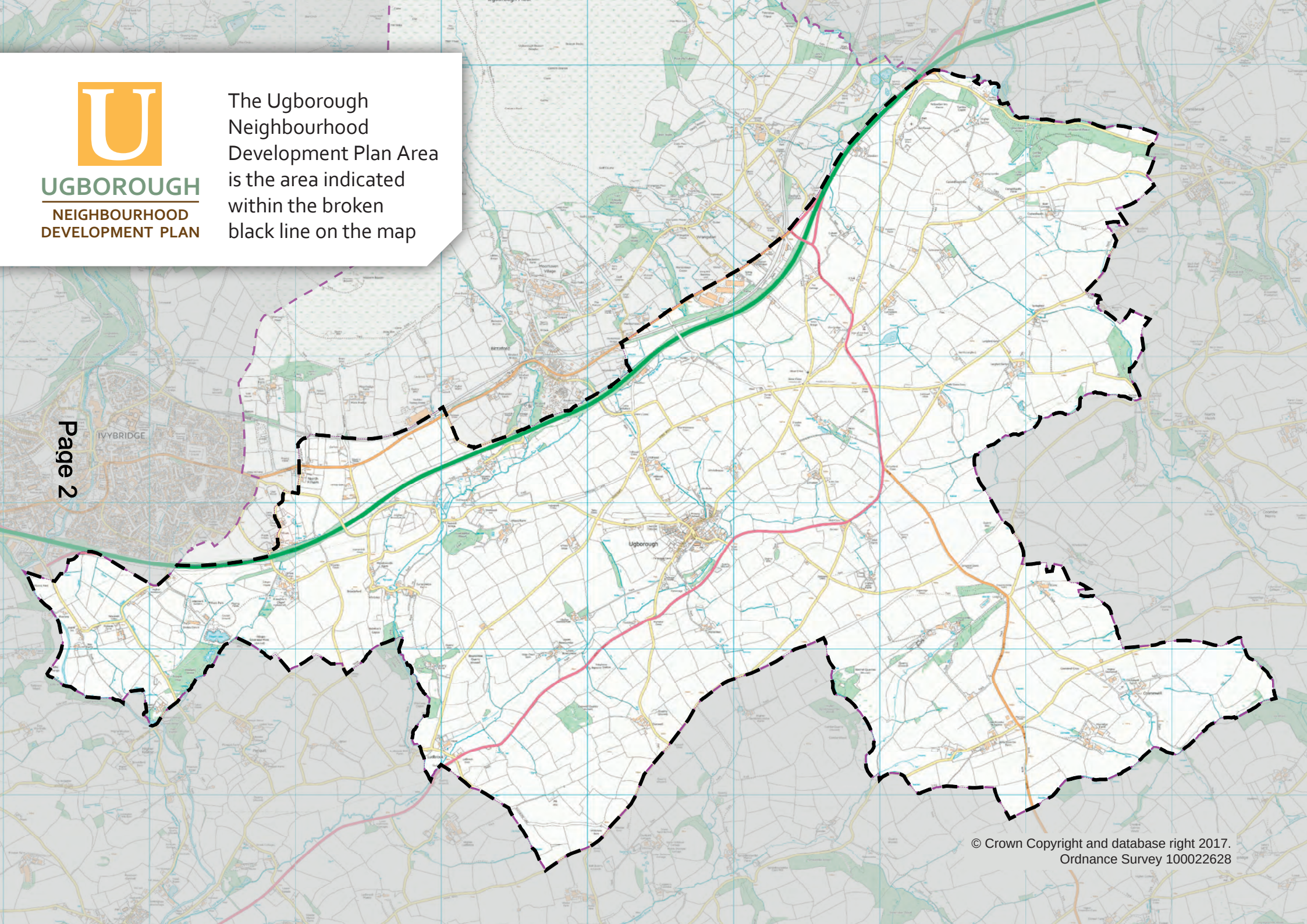
Ugborough Neighbourhood Development Plan 2017-2032

Giving our community more power in planning local development...

UGBOROUGH
NEIGHBOURHOOD DEVELOPMENT PLAN

UGBOROUGH
NEIGHBOURHOOD
DEVELOPMENT PLAN

The Ugborough Neighbourhood Development Plan Area is the area indicated within the broken black line on the map



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Letter from the Chair of the Parish Council

Dear Resident,

Thank you for taking the time to read and consider this Neighbourhood Development Plan, which we very much hope reflects the thoughts and views of our community.

Way back in Autumn 2011, when the Localism Bill was awaiting the approval of Parliament, the Parish Council quickly realised that a Neighbourhood Plan could provide us with a very new and exciting way in which we could help shape the future of this beautiful area, in which we all have the privilege to live. By the time the Localism Act was passed in November 2011 we had already applied for a *"Front runner"* grant to finance the work that would need to be undertaken to develop our Plan.

The Parish of Ugborough is served by two planning authorities. The Dartmoor National Park is the Responsible Authority for the northern part of the parish whilst the South Hams DC serves the southern half. Feeling that it would be extremely difficult to deal with two separate authorities we had to make the difficult decision to solely focus on a Neighbourhood Plan for the South Hams DC part of the parish and we are very grateful to Phil Baker and other members of staff of the South Hams DC for their support and guidance.

Whilst the Parish Council is required by law to be the *'Responsible Authority'* and Councillors have been involved in the process, I should like to record my sincere thanks to all the committed individuals, who have given such huge amounts of their time and effort to put together the Neighbourhood Plan. Thanks must also go to all of you who have taken the time to contribute your views at the various consultation events. These have been so important as they are such an essential requirement in helping us to draw up this Plan.

We believe that the resulting Neighbourhood Plan fairly shows that, whilst it is to be expected that there will be changes during the Plan's duration which is until 2031, its policies support sustainable development and aim to provide what has been described as a *'gentle hand on the tiller'.*

George Beable
Chair of the Ugborough Parish Council

Introduction

The Ugborough Neighbourhood Development Plan (The Plan) has been prepared by a Working Group of local residents under the statutory authority of the Ugborough Parish Council (UPC). It establishes a vision for the evolution and long-term sustainability over the next 15 years of an area within Ugborough Parish (the Plan Area). The Plan is for the benefit of all those who reside now and in the future within the Plan Area and for those who are involved in any way in development within the Plan Area. It is a live document and will be formally reviewed by the UPC at 5 year intervals and on other occasions where the UPC determines that there is a need to do so.

In April 2012, the Localism Act of 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan. The Plan can establish general planning policies for the development and use of land in the community. This document is a Neighbourhood Development Plan as defined in the Localism Act.

The overall aim of this Ugborough Neighbourhood Development Plan is to manage development that will be permitted by the Local Planning Authority in a locally prescribed way that maintains local character, through design criteria, and supports local economic development.

The Plan that follows:

- Sets out what people value and what people want to change.
- Provides a clear community vision for the future.
- Sets out objectives and policies to achieve that vision and create a sustainable community.
- Helps shape what the Plan Area will look like in the future.

This Plan takes into account National Planning Policy Framework (NPPF) and South Hams District Council (SHDC) Core Strategy and Local Development Framework and emerging Plymouth and South West Devon Joint Local Plan.

The plan area

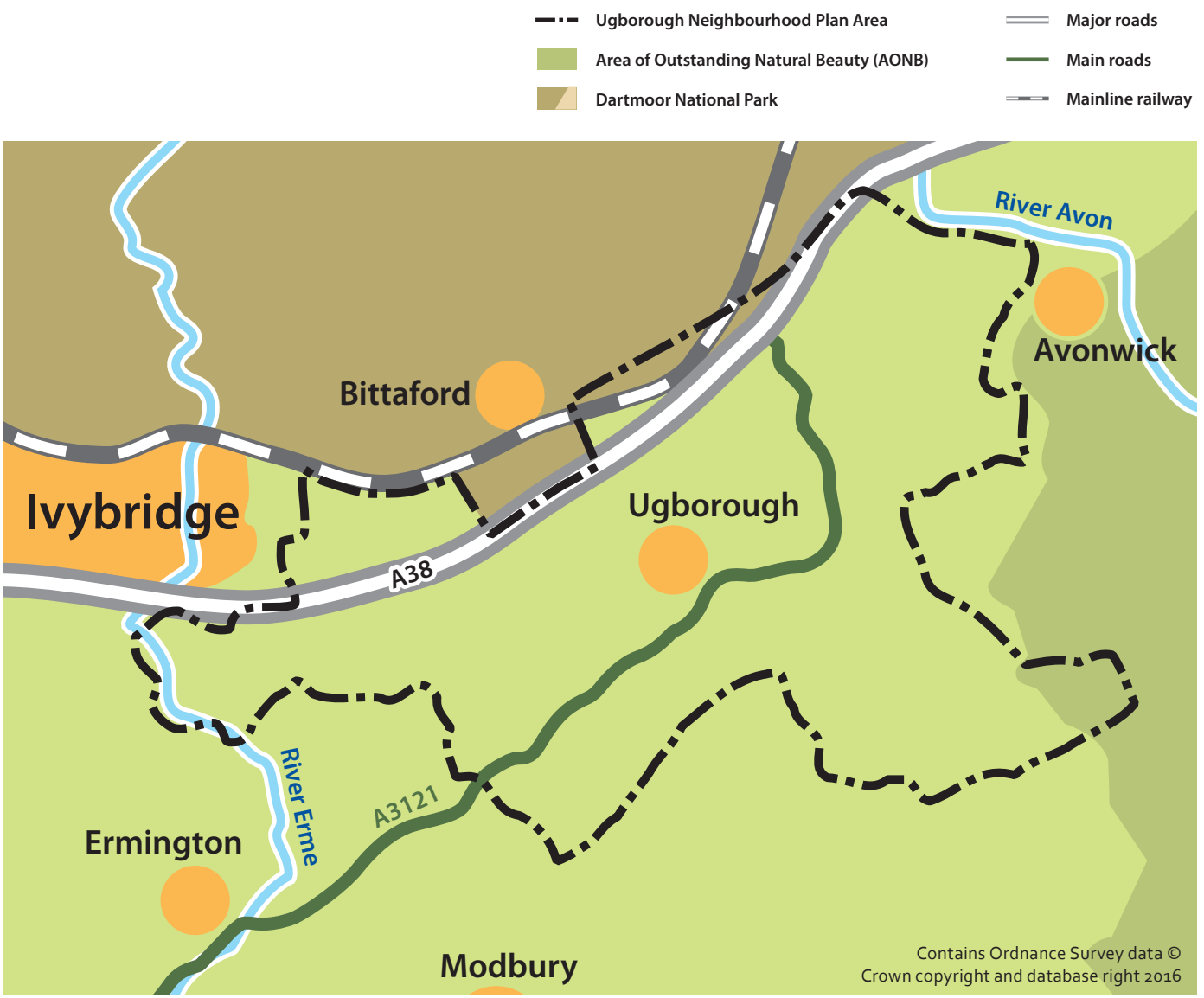
Ugborough Parish is one of 61 parishes forming the South Hams in South Devon. The Parish stretches from Redlake, on the open moorland of Dartmoor National Park, southwards to the farmland of the South Hams until it meets Modbury Parish. Ugborough Parish is also bordered by the parishes of North Huish, Ermington, South Brent, Harford and the town of Ivybridge.

The Parish straddles the main A38 Expressway, giving easy access to Plymouth, Exeter and beyond. It also benefits from the London to Penzance railway line, which passes through the Parish, with Ivybridge Railway Station on the western edge of the Parish.

Administratively, the Parish comes within the South Hams District Council, although the Dartmoor National Park Authority carry out planning and other environmental functions in those areas in the North of the Parish lying within the Dartmoor National Park.

Parishes in South Hams

The Plan Area was approved in February 2013 and has been defined as that area of Ugborough Parish that lies south of, and outside Dartmoor National Park. The Plan Area excludes an area around Filham, east of Ivybridge, which is that part of the Parish identified in the Ivybridge site allocation Development Plan Document in February 2011. The southern part of the Parish was chosen to avoid the complications of working with two different Planning Authorities, i.e. Dartmoor National Park and South Hams. The Plan Area includes approximately 370 homes in the southern part of the Parish in an area bounded by Dartmoor National Park to the north and stretching from Turtley in the east to Filham in the west and Modbury Parish to the south. This is the area within the black broken line on the map opposite.



Ugborough Neighbourhood Plan Area

Character of the area

The principal part of the Plan Area lies along a north east/south west axis in the valley of the Ludbrook, a tributary of the River Erme. It is this lowland valley geography, typical of the South Hams, with its beautiful and quiet countryside, high banked lanes and hedged pasture and arable land which characterises the majority of the Area. The South Hams Landscape Appraisal describes the majority of the area as *'inland undulating uplands'* with *'river valley slopes and combes'* with a small area to the west of the Plan Area that is described as *'Lower Rolling Farmland and Settled Slopes'* (SHDC Landscape Character Assessment, 2007).

The main settlement in the Plan Area is Ugborough village towards the centre, surrounded on all sides by farmsteads and outlying hamlets. The lanes and footpaths, radiating in all directions from Ugborough village, were historically used by farm workers travelling to and from work. These are now popular with horse riders, cyclists and walkers. Ugborough village is a small compact village two miles from the A38. It is a quiet but vibrant and charming village built around a large square with the Church of St Peter dominating the south side of the square. The village is surrounded by pasture and arable land held, in the main, by family run concerns. The village

has two pubs with restaurants, a village hall, Primary School and Preschool, a Post Office in the Church twice a week and a fortnightly Ugborough Sustainable Saturdays selling local produce. The village has held an annual fair since the 1750s.

One feature that makes Ugborough village attractive is that it is just off the main Totnes to Plymouth road and so there is little through traffic, although there is some through traffic generated locally. A public bus service runs through Ugborough village, on one day a week. There are also regular bus services along the B3213, the old A38, approximately 1 mile north of Ugborough village.

There are several listed buildings in the Plan Area and part of Ugborough village is a conservation area. The older buildings in the village are mostly Georgian, Victorian or earlier with stone or a form of cob being a major construction material. Most roofing materials are either real or imitation slate. Housing stock in Ugborough village consists mostly of older traditional dwellings with some social housing and ex council houses (dating from the 1940s onwards) and some more recent new builds. The rest of the Plan Area consists mainly of small hamlets or settlements created around old farmhouses. A number of these settlements are a result of the trend towards the conversion of redundant agricultural buildings, creating small satellite hamlets around Ugborough village.

Overview of Ugborough Neighbourhood Development Plan

The Plan is constructed of seven sections as follows:

About the Plan Area 1

Involvement of the community 2

Evidence base 3

Sustainability assessment 4

The Vision and strategy 5

Policies 6

Plan delivery, implementation, monitoring and review 7

UGBOROUGH NEIGHBOURHOOD DEVELOPMENT PLAN

SECTION

1

About the Ugborough Neighbourhood Development Plan Area

Plan Area Character Appraisal

The **Ugborough Neighbourhood Plan Area Character Appraisal** provides information regarding aspects of the Plan Area that are of particular architectural, environmental, social or historic interest and value and, as such, are considered by local people as worthy of protection, preservation or enhancement. In this context 'particular interest and value' have been defined as:

- The relationship of the subject matter to its setting within the Area.
- The surviving visible effects of historic development on the character and visual appearance, awareness of the social and economic history and amenity value.
- The contribution of the subject matter to place-making (The capacity for people to thrive from their surroundings).
- Architectural and craft skill quality or distinctiveness.
- A feature that typifies local distinctiveness or is a defining characteristic of the Area or is of intrinsic importance to the Area, i.e. the 'vernacular features'.
- Areas of archaeological potential. The below ground archaeology has the potential for recording the earlier phases of the Area's development.

Historic England Understanding Place: Conservation Area Designation, Appraisal and Management

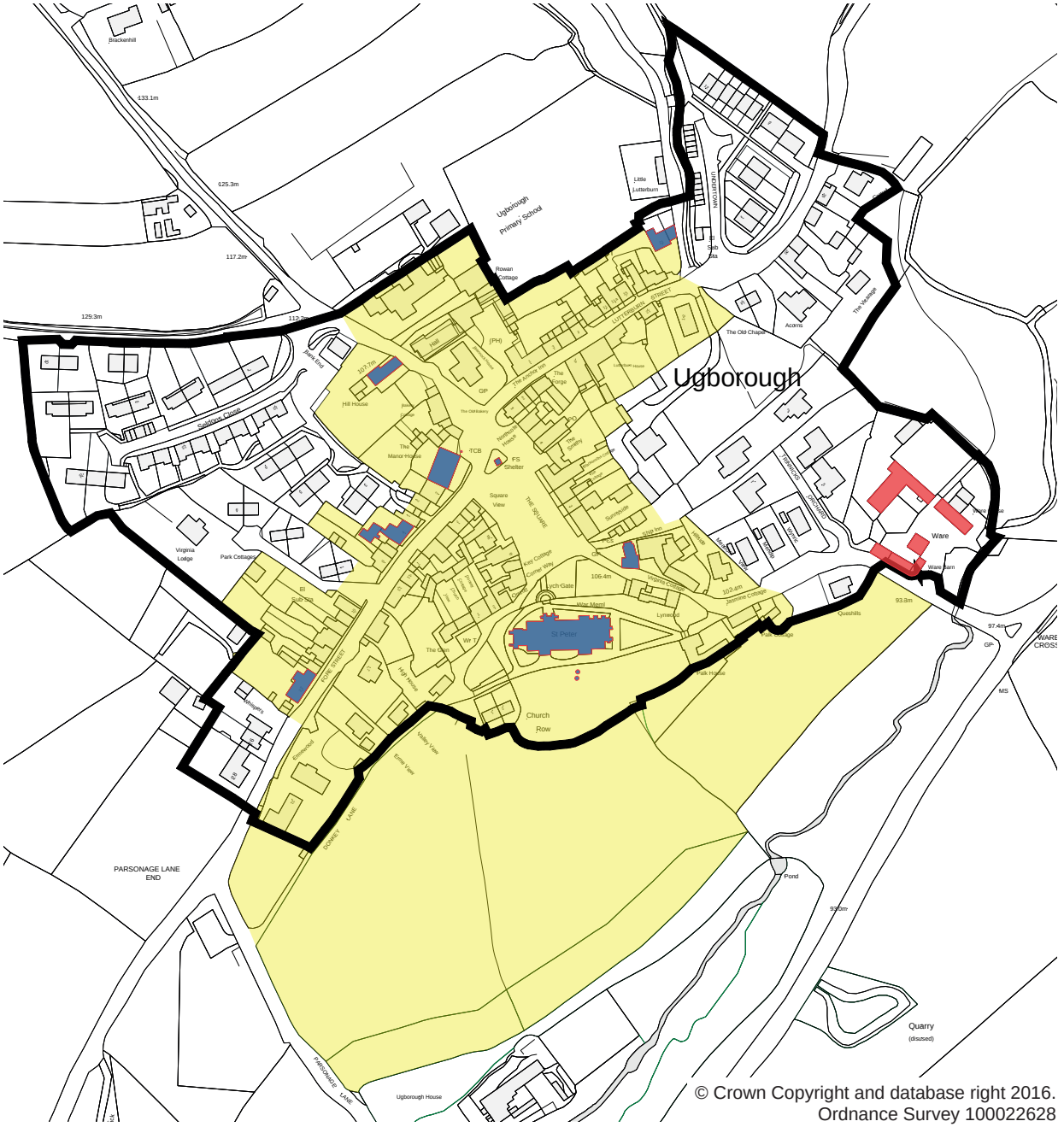
The full **Plan Area Character Appraisal** can be found at **www.ugboroughplan.org**.

Conservation Area Character Appraisal

Part of Ugborough village is within a designated conservation area. Conservation areas are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. The area is likely to have a combination of the following:

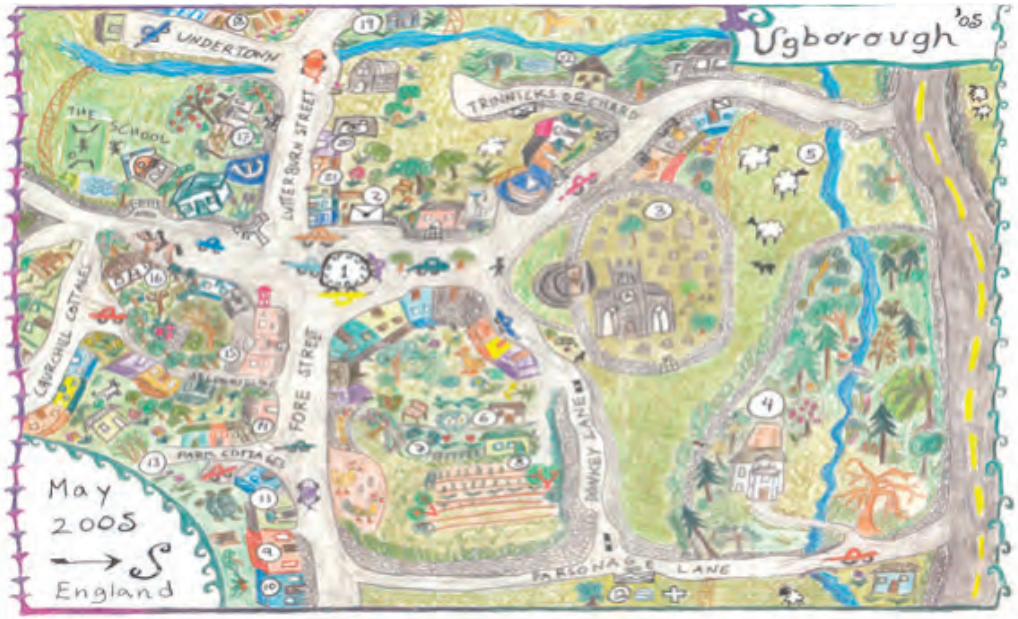
- buildings of high architectural quality;
- an interesting and attractive layout; and
- an interesting or important social history.

The purpose of the **Ugborough Village Conservation Area Character Appraisal** is to describe the key features within the Conservation Area that create its special interest and characterise its most distinctive appearance. The full **Appraisal** can be found at **www.ugboroughplan.org**.



Ugborough Village map

- Settlement Boundary
- Conservation Area
- Listed Buildings within Conservation Area
- Listed Buildings outside Conservation Area



Map of Ugborough Village drawn by Ugborough School children

Conservation Area Management Plan

The **Ugborough Village Conservation Area Management Plan** complements the **Ugborough Village Conservation Area Character Appraisal**. While the latter defines and evaluates the special interest of the Conservation Area, the Management Plan identifies the issues for its future development and enhancement. The purpose of the Management Plan is to look ahead and suggest sustainable solutions to problems and to put forward ideas for enhancement. The Management Plan attempts to be realistic from a resources viewpoint and regard the Conservation Area holistically within its wider local and national context. The Management Plan sets out the way in which development pressure and neglect will be managed to ensure the Conservation Area retains the qualities which led to its designation. The full **Management Plan** can be found at www.ugboroughplan.org.

History of Ugborough's Communities

The name Ugborough derives from 'Ugga's fortified place' and dates back to the middle of the 6th century. The Church of St Peter dates from 1121 and was once known as the Cathedral of the South Hams due to its size and stature. It remains a dominant feature of the landscape for miles around.

Until the 19th century Ugborough Parish was the largest in the South Hams, but over the years boundary changes have reduced its size. The present Parish boundary extends out onto Dartmoor to Redlake where china clay was extracted intermittently between 1913 and 1932. Up to 100 workers were employed, many living at the site and returning home for the weekend.

Until the last hundred years the Plan Area was interconnected in many ways:

- **Environmentally:** to a significant extent the area was self-sustaining. The land fed the people and the moorland sheep provided wool to clothe them. Stone was quarried locally, clean water was plentiful and timber was readily available.
- **Socially:** the village and the Church were the centres of community life for those within the area whether they lived within the village or outside it.
- **Economically:** the village provided labourers and services to the farms.

Over the centuries Ugborough village and its outlying settlements have been strongly interdependent and have a heritage of farming and cottage industries. For example, there were once several smithies, shops, a slaughterhouse and a wellington boot makers in the village.

Over the decades, increased agricultural mechanisation, the 1914-18 War, the availability of work in places such as the Paper Mill in Ivybridge (converted to paper from corn in 1850), Moorhaven Hospital (open from 1892 until the 1980s) and Redlake China Clay works perpetuated a gradual employment trend away from agriculture which has continued unchallenged to the present day. In recent years many farming families have diversified into related industries such as agricultural contracting, steel fabrication, horse fodder and wood chipping. Some have left farming and farm buildings have been converted into dwellings.

The combined effects of changing markets and increased ownership of motor cars has accelerated the trend away from local employment and in parallel has led to a change in the social structure of the village. The village now reflects the tendency across the South Hams for higher salary owners with greater mobility to work away from the communities in which they live and to be able to afford the higher property prices typical of the area. However, unlike some areas of South Hams, recent newcomers to the village have included young couples and families.

Despite the changes over the last century the area continues to be characterised by a strong and vibrant community and ensuring this continues is embedded in the community's vision (see **Section 5**). This Plan sets out how the community wish to achieve their vision for the future while not losing sight of the history and heritage that have created all that the community values.

The community values the character of the landscape and built environment and wishes to maintain the special features that are typical within the Plan Area. For this reason, protecting the key features and character of the Area and ensuring the sustainability of the smaller communities are an essential part of the policies within this Plan.

Ugborough today

Housing

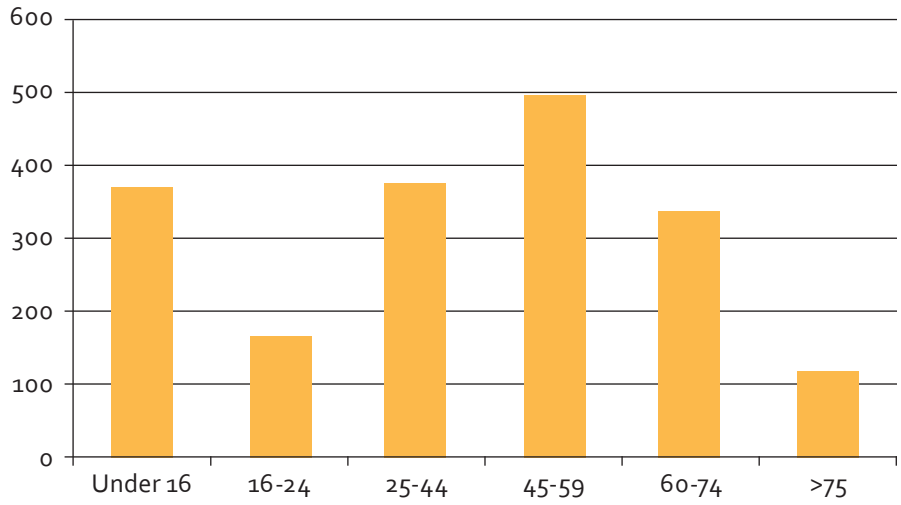
There are approximately 370 dwellings in the Plan Area of which 154 are in Ugborough village. The rest are spread between smaller settlements and isolated farmsteads within the Plan Area. From the Census data it can be seen that there has been growth in dwellings of approximately 9% in Ugborough Parish between 2001 and 2011. This trend means there has been approximately three new homes a year within the Plan Area. This estimation is borne out by local knowledge of new builds and conversions of redundant farm buildings.

Census data is only available at Parish level however the demographic data on the following page provides an indication of the demographics of the Plan Area.

Key statistics	Measure	Ugborough Parish
2011 Population: All Usual Residents	Count	1,884
2011 Population: Males	Count	929
2011 Population: Females	Count	955
2011 Density (number of persons per hectare)	Rate	0.5
All Households	Count	754
All households who owned their accommodation outright	%	39.1
All households who owned their accommodation with a mortgage or loan	%	36.2
Very Good Health	%	54.1
Good Health	%	30.3
Day-to-Day Activities Limited a Lot	%	6.2
Economically Active; Employee; Full-Time	%	35.0
Economically Active; Employee; Part-Time	%	13.5
Economically Active; Self-Employed	%	20.0
Economically Active; Unemployed	%	2.03
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	%	14.7
People aged 16 and over with no formal qualifications	%	15.83

National Census 2011 **(http://www.ons.gov.uk/ons/rel/census/2011-census/key-statistics-and-quick-statistics-for-parishes-and-parliamentary-constituencies-in-england-and-wales/index.html)**

Age Data (Census 2011)



Local economy

Most economic activity in the Plan Area tends to be agricultural or service industry related although there are industrial units at Wrangaton close to the A38 Devon Expressway. The 2011 Census data for the whole Parish showed that its inhabitants are employed in many and diverse professions and trades, principally health and social work, education and the wholesale and retail sector. With changing markets and the increased use of the motor car many residents are now travelling to Plymouth, Exeter and beyond for work. Although a significant number of residents are employed outside the Parish, there are quite a lot of small businesses within the Parish. These include well established businesses such as the public houses, car sales, equestrian centres, building and construction work, plant hire and farming.

There were a total of 53 people working in agriculture and forestry in the parish in 2001 but, in line with national trends, this had fallen to 47 by 2011. This is partly due to the increasing mechanisation of farming but also due to some farms being sold off for other uses. As a result many traditional stone barns have become redundant and so have lent themselves to conversion for a variety of uses. These have included conversion to homes for members of farming families and others seeking rural homes or for holiday accommodation and conversion to workshops.

Infrastructure

Due to its rural location and natural environment, the Plan Area is subject to various constraints and, in particular, the presence of narrow and high banked lanes with steep hills and occasional passing places. Ivybridge is located about 3 miles from Ugborough village and is the nearest town with a range of public amenities and services. Ivybridge has small high street shops, banks, schools, doctors, dentists, garages, library and sports and social facilities and a range of supermarkets. South Brent and Modbury also have services currently lacking in Ugborough. Ivybridge plays an important role in supporting the Plan Area by way of its provision of secondary education, sports and leisure facilities, transport links and a range of dwellings of various sizes and at a range of prices in keeping with the larger housing stock available in a town.

Well-being and leisure

Ugborough village hall is an active hub for the community. The hall is well used and provides a venue for Ugborough Preschool and Ugborough School after school club as well as a variety of groups and activities. Ugborough Sustainable Saturdays takes place fortnightly in the village hall and provides opportunities for local people to sell local produce and for people to get together and socialise.

Within Ugborough village the Grade 1 listed Church of St Peter has an active worshipping community and is used for a variety of other activities including coffee mornings and a twice weekly post office.

There is a small playground for younger children and a school playing field which can be used out of school hours, with some restrictions. Filham Park and Erme playing fields are in the far west of the Plan Area. Other outdoor spaces are regularly used and treasured by village residents through informal agreements with the landowners, for example allotments, football field and village coppice. The Plan Area is crisscrossed with lanes and public footpaths.

SECTION

2

Involvement of the community

Working Group

The Plan has been prepared by a Working Group of local residents under the statutory authority of the UPC. The terms of reference and membership of the Working Group can be found at **www.ugboroughplan.org**. Members of the community were invited, via the Parish newsletter and at engagement events, to join the Working Group both in 2012 and again when it was reformed in October 2014. Every effort has been made to ensure the Working Group membership has been representative of the demographic and interests of the wider community. Since October 2014 the Working Group has included members from groups such as:

- Those with young families
- Older residents
- Those with limited mobility
- Those living in settlements and those living in isolated rural areas
- Owner occupiers and those living in rented housing
- Those owning rural businesses
- Those commuting to work and those working from home

The Working Group was supported throughout the process with expert professional advice from Community Spirit Partnership.

*(see **Consultation Statement** for further information).*

Engagement strategy

The engagement strategy and communication plan set out the strategy and plan for community engagement during the development of The Plan from Autumn 2012 until Spring 2016. The full document can be found at **www.ugboroughplan.org**. The events and activities that have made up the engagement plan are shown at **www.ugboroughplan.org**. An interim report was published and delivered to all residents in the Plan Area during April 2015 and this can be found at **www.ugboroughplan.org**.

The overriding view emerging from all the various consultation and engagement events is that the community values the natural environment within which the Plan Area sits while accepting that some development will be necessary to support the growth and sustainability of the Area for both residents and businesses.

Ugborough voices

This is what the community has told us about the Area.

Thriving community

Great little village

Exciting and lively place to live

Sustainable resilient community

Connection between village and outlying farms

It has character and charm

Small but beautiful

Mix of ages and social groups

SECTION

3

Evidence Base

The Plan includes evidence from community feedback and is supported by the documentary and statistical evidence shown in the table below. Further evidence can be found in the Basic Conditions Statement.

Evidence	Link
National Planning Policy Framework	https://www.gov.uk/government/publications/national-planning-policy-framework--2
The Town and Country Planning (General Permitted Development) (England) Order 2015	http://www.legislation.gov.uk/id/uksi/2015/596
Town and Country Planning Neighbourhood Planning (General) Regulations 2012	http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi_20120637_en.pdf
Department for Transport, Manual for Streets, 2007	https://www.gov.uk/government/publications/manual-for-streets
Devon County Council, Planning – Highways Development Management Advice, 2008	http://www.devon.gov.uk/highways-standingadvice.pdf
South Hams Core Strategy	http://www.southhams.gov.uk/article/3234/The-Development-Plan
The emerging Joint Local Plan	http://www.southhams.gov.uk/jointlocalplan
South Hams Local Development Framework	http://www.southhams.gov.uk/CHttpHandler.ashx?id=3672&p=0
South Hams Strategic Housing Market Assessment	http://www.southhams.gov.uk/article/4333/Strategic-Housing-Market-Needs-Assessment
Strategic Housing Land Availability Assessment, 2014	http://www.southhams.gov.uk/CHttpHandler.ashx?id=10585&p=0

Evidence	Link
Strategic Housing and Employment Land Availability Assessment, 2016	
Strategic Flood Risk Assessment	http://www.southhams.gov.uk/CHttpHandler.ashx?id=2722&p=0
Strategic Transport Plans	http://www.southhams.gov.uk/CHttpHandler.ashx?id=2730&p=0 http://www.devon.gov.uk/south_hams_district_council.pdf https://new.devon.gov.uk/publictransportbudget/files/2015/06/Amended-service-proposals-Appendix-B.pdf
Local housing need survey	Summary included in Housing Section of Plan
Population data	http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Population#tab-data-tables
Dwellings data	http://www.ons.gov.uk/ons/index.html
Council tax bands	https://www.gov.uk/government/organisations/valuation-office-agency https://www.gov.uk/council-tax-bands
Official labour market statistics	https://www.nomisweb.co.uk/ https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx
UNDP WG Car parking survey, January 2014	Summary included in Housing Section of Plan
Historic buildings/scheduled monuments	https://historicengland.org.uk/ https://content.historicengland.org.uk/images-books/publications/har-2013-registers/sw-HAR-register-2013.pdf/ https://historicengland.org.uk/advice/planning/
Sites at risk	https://historicengland.org.uk/advice/heritage-at-risk/ http://www.southhams.gov.uk/CHttpHandler.ashx?id=2082&p=0
Maps showing conservation area, AONB, TPOs, listed buildings	http://mapping.southhams.gov.uk/shdcwebmappingnew/map.aspx

Evidence	Link
Maps showing environmental/habitat designations	http://www.southhams.gov.uk/CHttpHandler.ashx?id=12176&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12180&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12181&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12182&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12183&p=0
Biodiversity references	Conservation (Natural Habitats & c) Regulations, 1994 (as amended). Reference http://jncc.defra.gov.uk/page-1379 Planning Policy Statement 9: Biodiversity and Geological Conservation http://webarchive.nationalarchives.gov.uk/20120919132719/www.communities.gov.uk/archived/publications/planningandbuilding/pps9 ODPM Circular 06/2005 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf Planning for a healthy environment - good practice guidance for green infrastructure and biodiversity (2012) http://www.tcpa.org.uk/data/files/TCPA_TWT_GI-Biodiversity-Guide.pdf Countryside and Rights of Way Act 2000 http://jncc.defra.gov.uk/page-1378 Planning Policy Statement 9: Biodiversity and Geological Conservation http://webarchive.nationalarchives.gov.uk/20120919132719/www.communities.gov.uk/archived/publications/planningandbuilding/pps9 ODPM Circular 06/2005 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf http://www.devon.gov.uk/dbap-land-flower.pdf. https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management,

Evidence	Link
Plan Area Character Appraisal	http://www.ugboroughplan.org
Ugborough village Conservation Area Character Appraisal	http://www.ugboroughplan.org
Ugborough village Conservation Area Management Plan	http://www.ugboroughplan.org
January engagement event feedback	http://www.ugboroughplan.org
Later life in rural England, AgeUK, 2015	http://www.ageuk.org.uk/health-wellbeing/rural/
Dementia friendly communities, Department of Health, 2014	http://dementiachallenge.dh.gov.uk/category/areas-for-action/communities/
Change4Life, NHS, 2015	http://www.nhs.uk/change4Life
Why play is important, Play England, 2015	http://www.playengland.org.uk/about-us/why-is-play-important.aspx

SECTION

4

Sustainable Development

The National Planning Policy Framework states, in paragraph 7, that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role –** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role –** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role –** contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

SHDC undertook a screening report, in 2016, and concluded that Ugborough Neighbourhood Plan does not introduce policies that are likely to result in significant environmental impacts, or have detrimental impact on identified habitats. The Plan, therefore, does not trigger the need for an SEA and/or an HRA.

SECTION

5

Vision and strategy

Our Vision

The vision was developed during 2014 in consultation with the community. A facilitated workshop was held in April 2014 with representatives from both the Working Group and theme based Focus Groups to begin the development of the vision. The draft vision was tested with the wider community at the Ugborough Fair Day in July 2014 and finalised at a further workshop in September 2014.

Page 24

The Ugborough Neighbourhood Plan Area sits between Dartmoor and the sea with a distinct historic and natural environment and is a strong, balanced, rural community.

Our vision is to maintain and enhance its character, support the local community while responding to evolving needs and aspirations and striving towards a sustainable future for all.

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DEVELOPMENT PLAN

Thematic approach

In 2009 and again in 2014 South Hams District Council undertook a Strategic Housing Land Availability Assessment (SHLAA). On both occasions, all of the sites put forward in the Plan Area were shown to have significant constraints to development. The decision was therefore made to use a theme based approach to manage development. The overall majority of people who attended our community engagement events support this approach. The Plan is structured under five themes. These themes were developed during a variety of consultation events with the community and reflect those issues considered to be the most important to those living in the Plan Area as well as underpinning the specific elements of the vision. The two engagement events held in January 2015 reinforced that these five themes encompass the key issues for residents in the Plan Area. Under each theme are the objectives that The Plan will achieve.

SHDC undertook a further Strategic Housing and Employment Land Availability Assessment (SHELAA) in July 2016 and again all of the sites put forward a, apart from two in Filham in the far west of the Plan Area, were shown to have significant constraints to development.

Heritage (built and natural environment)

The intention is to conserve and enhance the character and heritage of the Plan Area, in particular historic features, by:

- conserving the characteristics and heritage of the different settlements in the Plan Area.
- maintaining the shape and character of Ugborough village, for example the distance of buildings from the central Square with no excessive development in one direction, and the existing street form;
- protecting and enhancing the landscape, green infrastructure and strip field systems; and
- protecting and enhancing the natural environment, including hedgerows.

Transport and movement

Recognise the character, capacity and constraints of the roadways serving the Plan Area.

The intention is that any new development does not worsen, and if possible improves, traffic flow in the Plan Area, and particularly in Ugborough village and the lanes serving it. Thereby, maintaining a safe environment for pedestrians (particularly children), horse-riders, livestock movements, cyclists and other road users.

Housing

- Provide new homes that respond to the need identified within the Plan Area ensuring the quantity, quality, location, type and tenure of any new homes meet the criteria set by those living in the Plan Area and are consistent with SHDC's Local Plan and the emerging Joint Local Plan.
- Deliver new homes over the period of the Plan in line with historic growth trend (currently an average of 3 new homes per year).
- Deliver a mix of housing that meets the needs of all sections of our community.

Economy

Support the continuation and development of small rural businesses employing local people as far as possible in order to provide opportunities for those living in the area. This includes enhancing the viability of farming and other land-based rural enterprises by supporting business diversification.

Promote Ugborough Village and the Plan Area as a base from which to explore Dartmoor and the coast.

Community wellbeing

Ensure Ugborough village continues to be an active, attractive and safe hub supporting the community, i.e. people within the Plan Area.

Maintain the physical and social linkages between the village and outlying areas. These are key aspects of the heritage of the Plan Area and appropriate infrastructure, such as road and footpath links and community space and buildings, is necessary to maintaining an inclusive, vibrant, diverse and coherent community.

Encourage and facilitate a healthy lifestyle.

SECTION

6 Policies

HERITAGE (built and natural environment)

Objective

The intention is to conserve and enhance the character and heritage of the Plan Area, in particular historic features, by:

- conserving the characteristics and heritage of the different settlements in the Plan Area.
- maintaining the shape and character of Ugborough village, for example the distance of buildings from the central Square with no excessive development in one direction, and the existing street form;
- protecting and enhancing landscaping, green infrastructure and strip field systems; and
- protecting and enhancing the natural environment, including hedgerows.

Policies **UG1, UG2, UG11, UG12 and UG13** will deliver the above objective.

Historic features - reasoned justification

Throughout the public engagement and consultation the character and heritage of the Plan Area have been recognised as an invaluable asset to be maintained and enhanced where the opportunity arises.

National and local planning policy
(see Section 3: Evidence Base for web links)

- The NPPF, March 2012
- Historic England
- The SHDC Local Development Framework, Core Strategy, December 2006
- The SHDC Local Development Framework, Development Policies Development Plan, July 2010, DP6
- Emerging Joint Local Plan, SHDC

The **Plan Area and Conservation Area Character Appraisals** describe the key features that create the special interest and characterise the distinctive appearance of the Plan Area. (see **www.ugboroughplan.org**)

Conservation area designation gives the Local Authority greater powers to control development and changes within a conservation area, in order to preserve its special character. This is not to prevent development, but to ensure that any change is sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and the space between buildings.

Any new development within the Conservation Area, or adjoining the Conservation Area, should take account of those qualities which create the unique character and atmosphere of the Conservation Area. Proposals for new development will be subject to the criteria detailed in UG13 and in the **Ugborough Village Conservation Area Management Plan** which complements the **Character Appraisal** (see **www.ugboroughplan.org**).

Conserving and enhancing the historic environment is not confined to the more obvious Area of Outstanding Natural Beauty (AONB) and Conservation Area. There are numerous identifiable features throughout the Plan Area, for example clusters of buildings, individual stiles and green lanes, which all contribute to the character of the Area. Vernacular features include Devon banks, hedges, walls, markers and gate posts that bound the natural environment and farmscapes typical of the Plan Area and as described in the Character Appraisals.

Promoting a unique local identity can support some businesses and promotes an interest and pride in the area, which in turn inspires care of the environment. It is of educational interest and value in its own right and once lost impacts the whole community in terms of the placemaking value of local assets.

The preservation or enhancement of historic features was rated highly during the community engagement events in January 2015.

The community says….

- Ancient field systems, banks and boundaries don't need to be destroyed by development
- Surrounded by family farms which are important to the community
- Maintain agricultural use and appearance of fields
- Don't change the character of the village
- Maintain the medieval layout of village and centre based on the square
- Maintain a balance between conservation and preservation
- Maintain open water courses
- Important to retain viability of water courses
- Maintain green lanes and footpaths

The **National Planning Policy Framework** sets out, in **paragraphs 126 to 141**, the responsibilities of local planning authorities for conserving and enhancing the historic environment.

The **SHDC Local Development Framework** sets out in detail specific policies relating to development and the historic environment and specifically states in **DP6, Historic environment**:

"Development will preserve or enhance the quality of the historic environment. The design, siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic building and its environment."

Biodiversity

In terms of conserving and enhancing biodiversity and geodiversity interest, the Plan seeks to avoid impacts as a first principle. If impacts cannot be avoided then measures should be sought for adequate mitigation or as a last resort compensated for. (National Planning Policy Framework (NPPF) para 118)

The NPPF requires that planning policies minimise negative impacts on biodiversity and, where possible, enhance it NPPF paragraphs 9, 17, 109, 113, 114, 116 to 119 and 157. The Plan supports the NPPF and SHDC policies to ensure the continued protection of any protected and rare species and a wide range of internationally, EU and UK protected species and local species present in the Plan Area and that any development in the Plan Area has the least impact on biodiversity and, where possible, creates gains and enhances it in accordance with best practice and legislation. Development should conserve, enhance and restore the biodiversity of the Plan Area, taking into account the hierarchy of protected sites.

Important natural habitats are widespread throughout the South Hams District and many have already been included within sites identified a being of international, national or regional and local importance. Such habitats, notably river valleys, hedgerows and woodlands follow a strong network of river valleys and their associated tributary streams linking Dartmoor to the sea. In the Plan Area, these include the River Erme, the River Avon and the Lud Brook. Some of these special habitats, for example pockets of ancient woodland, occur within the Plan Area. The Plan seeks to maintain the integrity of these networks and repair fragmentation, following a Green Infrastructure approach. In particular veteran trees, unimproved grasslands, wetlands and watercourses should be conserved.

Flower-rich meadows and pastures in the Plan Area should be protected and enhanced in accordance with the Devon Biodiversity and Geodiversity Action Plan (2009) **(http://www.devon.gov.uk/dbap-land-flower.pdf)**. The majority of the hedgerows in the Plan Area appear on the 1842 Tithe Map for Ugborough Parish and remain intact. The Hedgerows Regulations (1997) protect many of the existing hedgerows and Devon earth banks **(https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management)**.

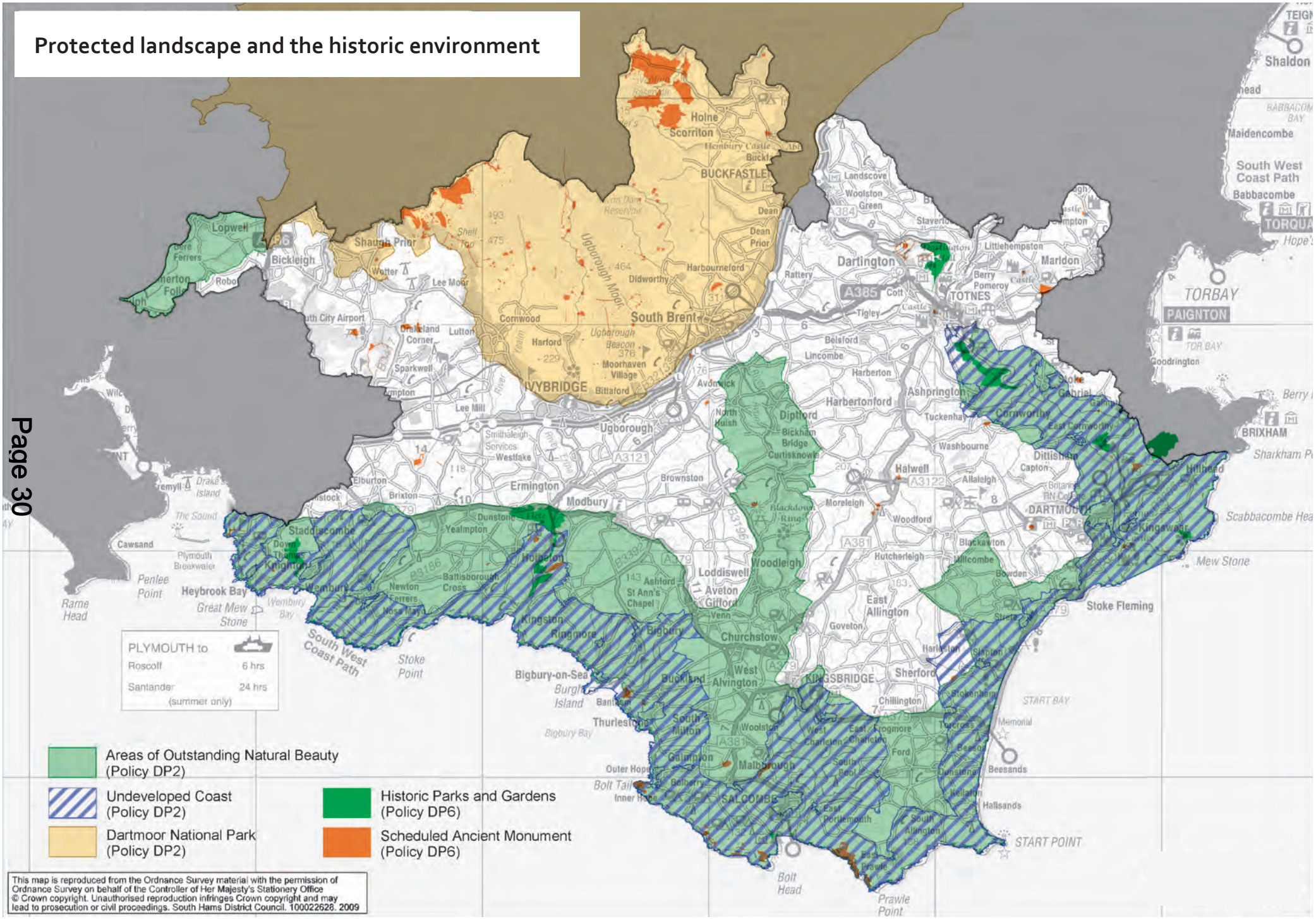
Members of the farming community in the Plan Area recognise that well maintained hedges when trimmed and allowed to thicken, provide 'super highways' and food for a wide range of small creatures and nesting sites for small birds. The Devon earth bank hedges in particular provide a good habitat for a whole variety of wild flowers and beneficial plants. Trees grow well because of the high rainfall in the area and being sufficiently far away from the salty coastal wind, provide protection for livestock from inclement weather as well as shade from intense sunshine. A number of small copses and old quarry sites in the Plan Area provide habitats for a variety of larger mammals and birds.

Farmers and established landowners in the Plan Area recognise the contribution of sound land and natural resources management practices to biodiversity and other environmental factors, including managing flood risks, reducing water pollution from agricultural chemicals and natural effluents, along with amenity value around keeping the character of the Devon countryside and preserving important rural historical features. They understand and give voice to the corresponding benefits of improvement measures such as appropriate woodland creation and management and many are keen to encouraging educational access.

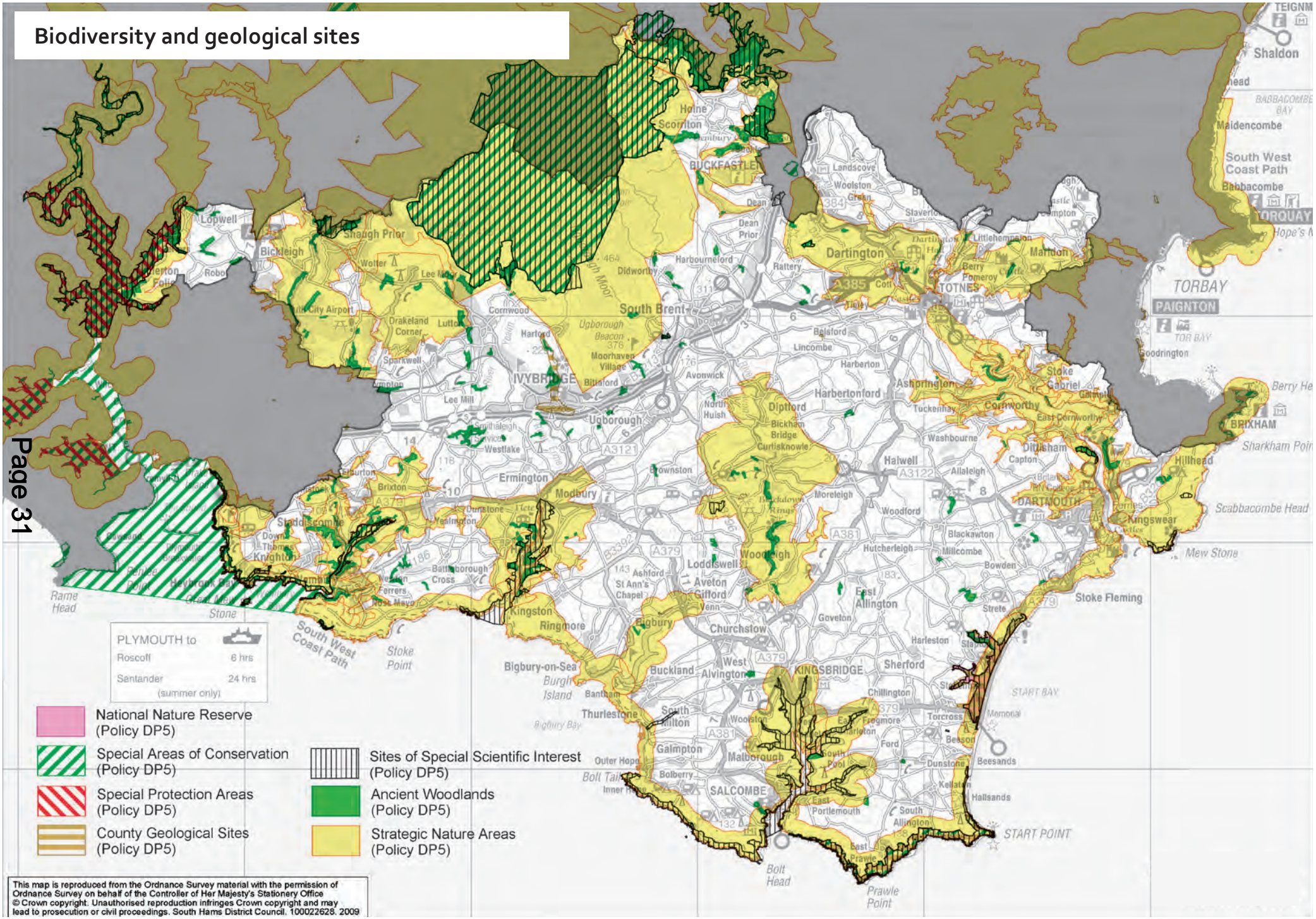
The **SHDC Local Development Framework, Development Policies Development Plan (2010)** sets out in detail specific policies relating to biodiversity, namely Development Policies **DP2, Landscape Character; DP5, Biodiversity and Geological Conservation; DP15, Development in the Countryside; and DP18, Horse Related Uses and Structures**.

The Plan seeks to manage the risk of land designation driven by economic and social pressures at the detriment to biodiversity, which could cause loss of habitat including migratory routes and harm to protected species. It seeks to ensure that environmental concerns and pressures will be granted equal importance with social and economic ones.

Protected landscape and the historic environment



Biodiversity and geological sites



Historic and environmental features - policy

The intention is to maintain and enhance the character and heritage of the Plan Area, in particular historic features. Also, to maintain the shape and character of Ugborough village, for example the street layout with buildings emanating out from the central Square and no excessive development in one direction.

UG1: Historic and environmental features

See also UG11, UG12 and UG13

Development will be supported where it:

- makes the most of opportunities to draw on the contribution made by the historic environment to the character of the place and communities it sustains;
- takes account of the desirability of making a positive contribution to local character;
- respects the local character of the surroundings and takes every opportunity, through use of design and local materials, to reinforce local distinctiveness;
- does not dominate the views of the landscape or the view of the Grade 1 listed Church of St Peter;
- respects the unique character of the natural environment; and
- can demonstrate that it respects and positively responds to identified listed buildings and vernacular features within the Plan Area.

Page 32

Skyline and other views and vistas - reasoned justification

The intention is to ensure any new development protects the principal views and vistas considered important by the community. The undulating nature of the Plan Area and the variety of views and vistas are an important and valued characteristic. Some are captured in stylised forms in local advertising and are widely recognised. The views and vistas epitomise the Plan Area and form an essential part of the look and feel of the area. (See examples of some views and vistas on the map on page 33.) These are described in detail in the Plan Area Character appraisal. The South Hams Landscape Appraisal describes the area as *'inland undulating uplands'* with *'river valley slopes and combes'* (reference SHDC Landscape Character Assessment, 2007). The Plan Area and Conservation Area Character Appraisals (see **www.ugboroughplan.org**) contain more detail on some of the views and vistas from public vantage points that are of particular importance.

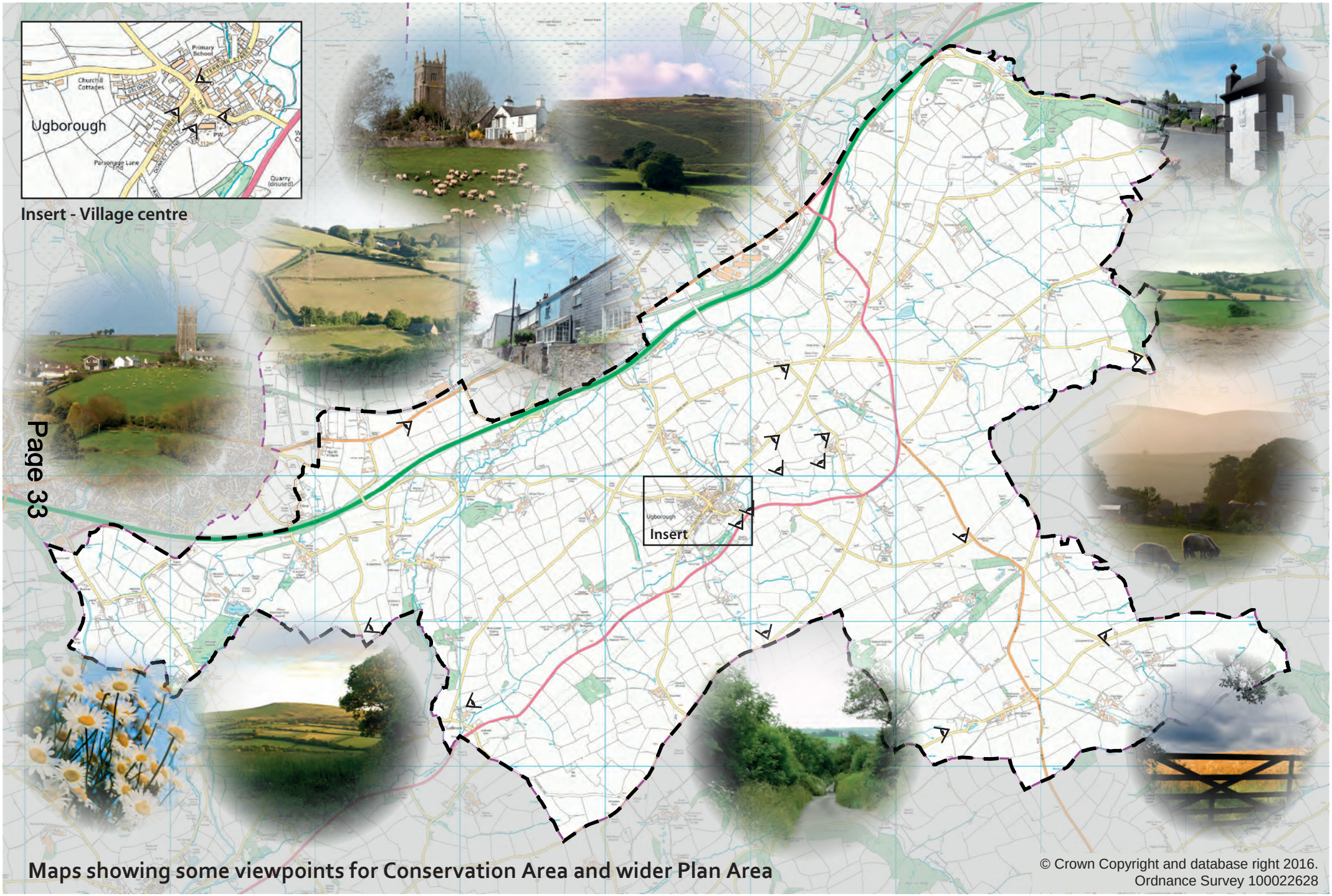
Skyline and other views and vistas – policy

UG2: Skyline and other views and vistas

Development will be supported where it maintains the distinctiveness and character of local skylines, views and vistas.

All development should meet the following criteria:

- does not spoil the skyline;
- does not spoil the views and vistas within the Plan Area (see map on page 33 and character appraisal); and
- does not spoil the setting of Ugborough village nestling in the valley as epitomised by the views of the village from near and afar.



Maps showing some viewpoints for Conservation Area and wider Plan Area

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TRANSPORT AND MOVEMENT

Objective

Recognise the character, capacity and constraints of the roadways serving the Plan Area.

The intention is that any new development does not worsen, and if possible improves, traffic flow in the Plan Area, and particularly in Ugborough village and the lanes serving it. Thereby, maintaining a safe environment for pedestrians (particularly children), horse-riders, livestock movements, cyclists and other road users.

Policies **UG3 and UG14** will deliver the above objective.

Traffic flow - reasoned justification

Relevant national and local planning policy
(see Section 3: Evidence Base for web links)

- The NPPF, March 2012
- Department for Transport, Manual for Streets, 2007
- DCC Strategic Transport Plan
- DCC, Planning – Highways Development Management Advice, 2008 **www.devon.gov.uk/highways-standingadvice.pdf**
- The SHDC Local Development Framework, Core Strategy, December 2006, SO13 and SO14
- The SHDC Local Development Framework, Development Policies Development Plan, July 2010
- Emerging Joint Local Plan, SHDC
- SHDC Strategic Transport Plan

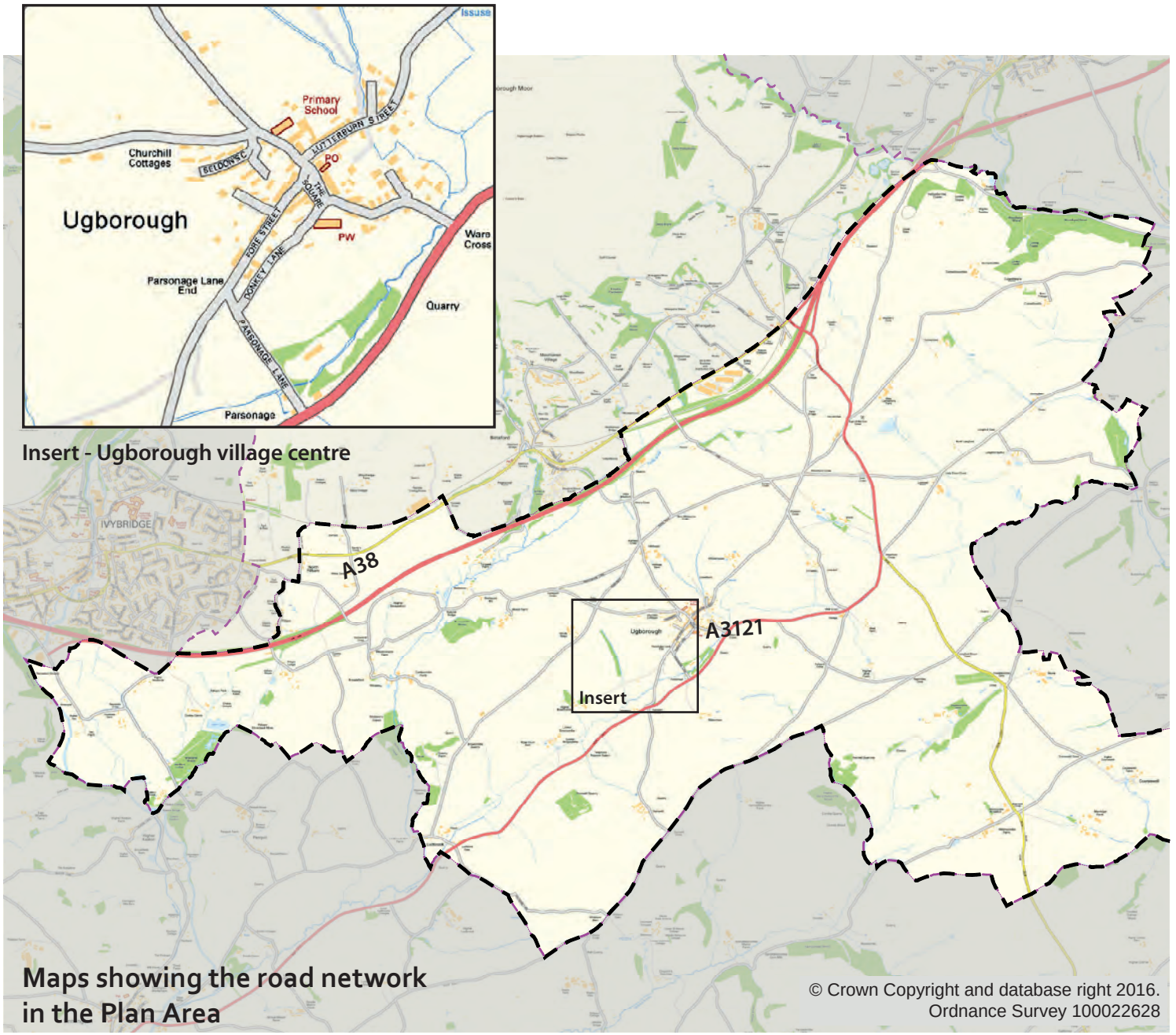
The **National Planning Policy Framework paragraphs 32 and 34** provide guidance on minimising the need to travel and the need for access to sustainable transport.

NPPF, para 32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people; and*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.'*

The **SHDC Core Strategy states, in SO13,** the need to develop an integrated transport system which minimises the need to travel, optimises the choice between travel modes and reduces the impact of travel on the environment. The Strategy goes on to say, **in SO14,** development that generates a high number of trips must be located where it is accessible to sustainable transport.

The main arterial road between Exeter and Cornwall, the A38, passes approximately 1 mile north of Ugborough village and forms the northern boundary of the Plan Area as defined on the Plan Area map. The A3121, leading from the A38, cuts through the Plan Area and has roads turning off into Ugborough village centre and the outlying hamlet of Ludbrook as it heads south west to join the A379 towards Yealmpton, Brixton and Plymouth. The A3121 is a main route to Modbury and Kingsbridge and then beyond to the south coast. Traffic flow increases during the summer months and at many weekends, with traffic heading for the south coast towns and beaches.



Insert - Ugborough village centre

Maps showing the road network in the Plan Area

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The B3123, running the length of the northern boundary of the Plan Area, carries a high volume of local traffic and in addition provides the only link to the eastbound and westbound A38 for the residents of Bittaford. It is also serviced by the only regular public transport route out of the Plan Area.

There is some evidence of traffic cutting through Ugborough village from local outlying areas in order to travel to Bittaford and beyond and this adds to traffic issues described above. There are limited pavements or pedestrian footpaths within the village centre and these disappear entirely on the immediate outskirts of the village. It is important that any existing pavement or footpath within the village is not lost or compromised. Lanes are valued for their safe amenity value and widely used for cycling, walking, movement of farm animals between fields and horse riding.

For most people living in the Plan Area the car has become the principal mode of transport. This has become increasingly the case over the last 20 years as many people now commute to work outside the area. During school terms buses, as well as private vehicles, are used to convey schoolchildren to and from Ugborough village, both transporting children to and from the local Ivybridge schools and bringing them in to the village to the primary school and preschool. Increasingly, greater use is being made of internet shopping and this has led to an increase in home deliveries leading to more and larger vehicles on lanes and streets.

The connectivity beyond the Plan Area for commuting and access to services is a key issue. If there is any significant development that impacts on the road network, improvements need to be considered both in terms of accessibility and infrastructure. The emphasise on presumption in favour of sustainable development means the need to ensure sustainable transport links where new development is being proposed.

Although Ugborough village is within two miles of the A38 and close to the A3121, all the access routes into it are narrow lanes with significant pinch points. No access route allows two-way traffic throughout its length and, importantly, the roads through the village have limited space for vehicles to pass. (see diagram on page 60). The lanes are used by a diverse range of vehicles including school buses, agricultural vehicles and delivery vehicles as well as private cars. There are an increasing number of larger delivery vehicles regularly using the lanes into and through the village. Horse riders, cyclists and pedestrians also use the lanes. Any additional traffic, particularly within Ugborough village, would increase the frequency of vehicles having to reverse creating a further risk to other road users. The lanes into, and within, the village have little potential for widening due to either high hedges and banks or buildings fronting directly onto the road. There are significant height differentials between many of the lanes and surrounding fields, together with hills and bends, creating poor visibility. For these reasons field access off and onto the lanes is often constrained. In addition some lanes in the Plan Area have been declassified and will no longer be maintained and, therefore, alternative access routes are being reduced in number.

Road safety has been consistently raised as a key issue for the community.

Traffic flow – policy

The intention is to recognise the character, capacity and constraints of the roadways serving the Plan Area and ensure new development does not worsen, and if possible improves, traffic flow in the Plan Area, and particularly in Ugborough village and the lanes serving it. Thereby, maintaining a safe environment for pedestrians (particularly children), horse-riders, livestock movements, cyclists and other road users.

UG3: Traffic flow

Subject to other policies in the plan, new development will be supported where it is associated with a settlement and in a location that allows safe access to the A3121 and B3213, leading to the A38, in order to minimise additional traffic on the lanes around and streets within that settlement.

Proposals for any new development must include a proportionate assessment of:

- the level of traffic the development is likely to generate;
- the potential impact of this traffic on safety of pedestrians, horse-riding, cyclists and farm animal movements;
- the potential impact on parking and congestion within the Plan Area;
- noise; and
- measures needed to mitigate any impacts

The community says.....

- Need to consider the impact of cars on the character of the area
- Facilities for cyclists and cycle paths
- More designated footpaths around the village for walking and dogs not just roads

Public and community transport

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires that applications for planning permission within 10 metres of relevant railway land are publicised. There may also be a requirement for developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

There is a need for improved road connections throughout the Plan Area and beyond. Support is needed from Devon County Council, SHDC and Ugborough Parish Council for public transport and community transport schemes in addition to maintaining and improving lanes, footpaths, cycle ways and bridleways.

The community says.....

- Ivybridge railway station is a vital resource for social, economic and environmental sustainability
- Opportunities for community transport schemes more viable

These suggestions are considered to be important by the community and should be taken forward independently to this plan.

HOUSING

Objective

- Provide new homes that respond to the need identified within the Plan Area ensuring the quantity, quality, location, type and tenure of any new homes meet the criteria set by those living in the Plan Area and are consistent with SHDC's Local Plan and the emerging Joint Local Plan.
- Deliver new homes over the period of the Plan in line with historic growth trend (currently an average of 3 new homes per year).
- Deliver a mix of housing that meets the needs of all sections of our community.

Policies **UG4 to UG14** will deliver the above objective.

Relevant national and local planning policy
(see Section 3: Evidence Base for web links)

- The NPPF, March 2012
- Town and Country Planning, 2012
- Town and Country Planning, 2015
- DCC transport plan
- Devon Local Flood Risk Management Strategy 2014 – 2020
- The SHDC Local Development Framework, Core Strategy, December 2006
- The SHDC Local Development Framework, Development Policies Development Plan, July 2010, OP20, DP4, DP5, DP6, DP11, DP16, D16
- Emerging Joint Local Plan, SHDC
- SHDC Housing Position Statement, 2014
- SHDC Strategic Housing Market Assessment
- SHDC Strategic Transport Plan
- SHDC Strategic Flood Risk Assessment

This housing section outlines the number of homes currently in the Plan Area and then goes on to describe how the Plan intends to deliver the objective above in terms of numbers and type of new homes, taking account of landscape and character, design and sustainability.

The Plan Area now

National statistics for the Plan Area do not exist but census data for Ugborough Parish is available and does give some reflection of types of housing for the Plan Area.

Current housing numbers - Parish data from 2001 and 2011 Census

Number of dwellings - Ugborough parish 2011	835
Number of households – Ugborough parish 2011	754
Dwellings with no usual residents – Ugborough parish 2011	81
Percentage increase in dwellings from 2001 to 2011 – Ugborough parish	9%
Tenure	
Social rented – Ugborough parish 2011	8%
Private rented – Ugborough parish 2011	15%
Owner occupied – Ugborough parish 2011	77%
Number of households - Ugborough parish 2011	754
1 bedroom	42
2 bedrooms	206
3 bedrooms	248
4 bedrooms	160
5+ bedrooms	98

There are approximately 370 dwellings in the Plan Area of which 155 of these are in Ugborough village. The rest are spread between smaller settlements such as Filham and Ludbrook as well as part of the dispersed settlement of Wrangaton. There are also a number of hamlets such as Broadford, Peek, Witchcombe, Marridge and Coarsewell as well as isolated farmsteads often comprising more than one dwelling.

There is a regular turnover of homes in the Plan Area and there is usually a variety of homes on the market ranging from small cottages to larger homes.

The 81 homes (10% of the total) within the Parish with no usual residents includes unoccupied dwellings and second homes.

Census data identifies a growth in dwellings of approximately 9% in Ugborough parish between 2001 and 2011. This trend equates to approximately three new homes a year within the Plan Area. This estimation is supported by local knowledge of new builds and conversions of redundant farm buildings.

In addition, the population of Ugborough Parish has grown by 9% between 2001 and 2011. This figure is in line with the 9% increase in housing stock between 2001 and 2011. Housing in hamlets and on farmsteads support service centres in a number of ways, for example by maintaining school numbers as well as the provision of local products and services. These small communities are often connected to service centres via the ability to walk off roads on footpaths and tracks as well as via the road network. To be sustainable these hamlets and farmsteads need to have services such as power, a water supply, drainage, waste disposal, broadband and mobile reception.

The lanes connecting Ugborough village with outlying hamlets have no pavements or allocated pedestrian or cycle lanes and are narrow and busy with traffic. Although Ugborough village is within two miles of the A38 and close to the A3121, all the access routes into it are narrow lanes with significant pinch points. No access route allows two-way traffic throughout its length and, the roads through the village have limited space for vehicles to pass. The only frequent and regular bus service is along B3213 on the northern edge of the Plan Area (1 mile from Ugborough village).

Historic Growth

Between 1995 and 2015 there were a total of approximately 60 new homes within the Plan Area. (see map on page 40). Looking at recent planning applications, since 2015, this average of 3 per year appears to be continuing.

There are at least 30 farmsteads in the Plan Area, 19 of which already have a total of approximately 50 traditional stone barn conversions. There are at least a further 12 barns that have the potential to be converted. There are also a number of barns in isolated areas that could possibly be converted. In total there are likely to be at least a further 15 barns converted over the next 15 years.

Up to 45 homes at a rate of approximately 3 a year between 2017 and 2032

1995

From 1995 to 2015 there have been approximately 60 new homes in the Plan Area, made up of barn conversions, single new builds, small developments of 4 or less and new homes on a previously developed site

2013

Developing the Plan

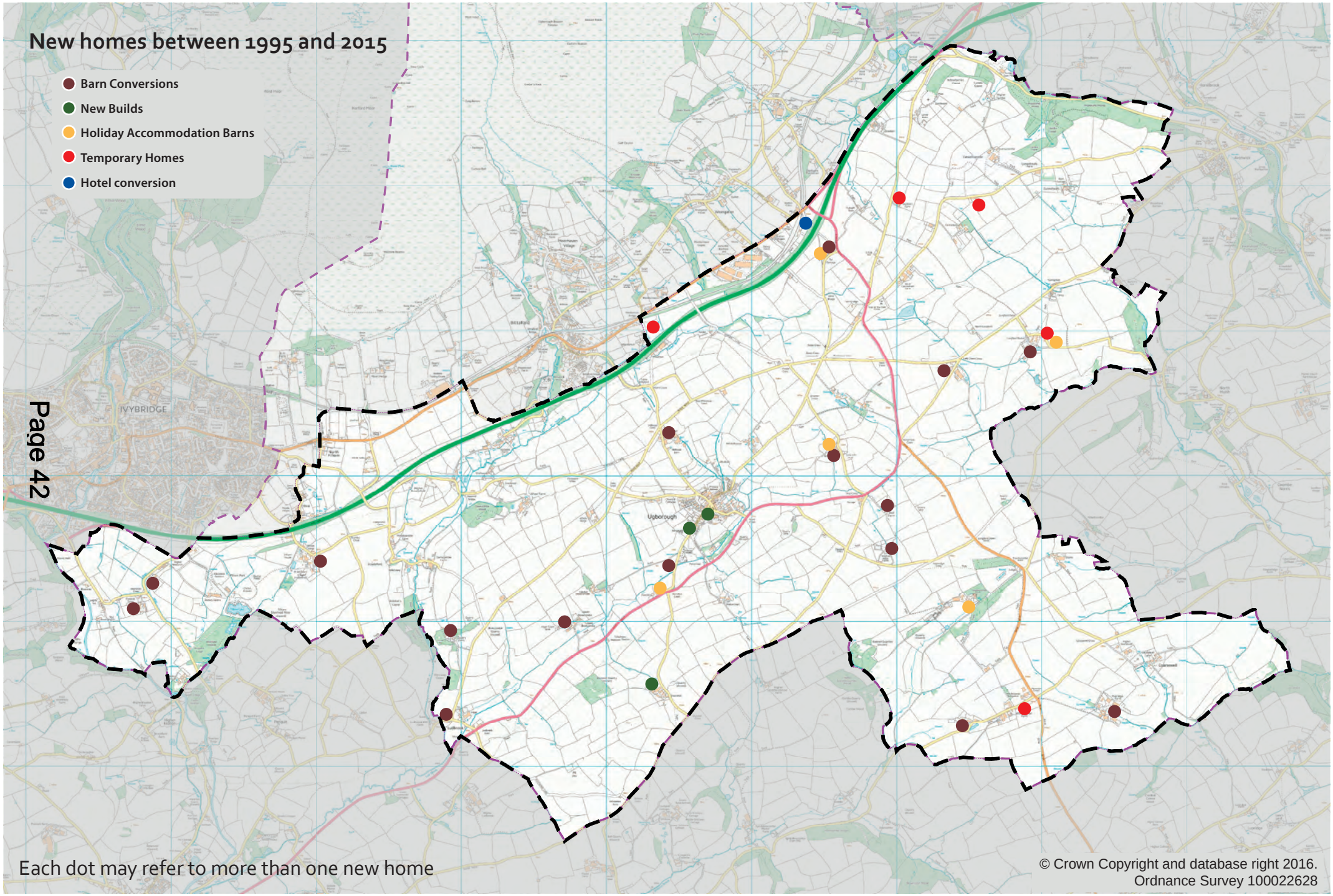
Questionnaires and engagement events to understand what the community wants and housing need

Interim report, website and social media used to check understanding with the community

2017

The Plan supports approximately 3 new homes per year made up from farm building conversions and single or small pockets of development throughout the plan area

2032


New homes between 1995 and 2015
Barn Conversions
New Builds
Holiday Accommodation Barns
Temporary Homes
Hotel conversion
IVYBRIDGE
Ugborough
Each dot may refer to more than one new home
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Housing numbers - reasoned justification

This Plan seeks to provide new homes to deliver:

- the identified housing need;
- the continuation as far as possible of the historic trend in growth over the last 20 years, while recognising that there may be fewer opportunities for infill and conversion of farm buildings over time and that development may be in small pockets in sustainable locations; and
- the proportionality of growth to the existing housing stock.

The community has been widely consulted over their views on development and many residents have expressed the view that they wish to maintain the status quo and see little change. They see large scale development as being detrimental to their desire to maintain and enhance the strength of the community and the attractiveness of the area (a key component of the vison statement). They would prefer flexibility so that the Plan Area evolves gradually with historic growth trends continuing (see map on following page) and rural businesses diversifying to accommodate this growth.

The community, however, recognises that this does not mean no development and is positive and supportive of small numbers of new homes so that the area continues to evolve as it has in the past. Their wish is for the Plan to support the role and function of the Area as a living and working rural community.

Ugborough village has less than half of the total number of homes in the Plan Area. The rest of the homes are spread among other small settlements and hamlets and outlying farms. In developing this Plan the Working Group have been keen to reflect community views and ensure the focus of the Plan is not restricted to any one location but reflects the settlements throughout the Plan Area.

Community views expressed here were recorded at various consultation events.

The community says……

- Very important that the pace of new development is organic and doesn't overwhelm/change the basic nature of the area
- Small organic development to gradually Infill areas rather than estates
- Small clusters of 2 to 4 homes around the Plan Area rather than one big estate

Note: these are s**trongly held community views expressed in comments made by 25% of the 85 attending the January 2015 workshops**

Other comments made by individual members of the community……

Brownfield sites, not green field development

Consider character enhancement by change

I think 50 new families will energise the community

Small numbers of dispersed and affordable houses for local families

Development in accordance with housing needs assessment plus some additional to support additional infrastructure

Development needn't be confined to Ugborough village

Affordable housing critical to ensuring Ugborough is a balanced community and allows local people to stay in the village

Small development of 4 to 8 houses initially and possibly another small development in 5 years' time

Affordable / self –build / high eco-standards would be excellent

Feedback from the workshops held in January 2015 (see Consultation Statement) suggesting the majority of people would prefer organic development of a small number of new homes in any one place is consistent with responses to the January 2013 parish-wide questionnaire results which suggest respondents would support a maximum of between 27 and 35 new homes between 2013 and 2030.

The Plan will deliver new homes over the period of the Plan in line with historic growth trend (currently an average of 3 new homes per year) through organic growth, infill, development in hamlets and exception sites. All new housing will also be expected to conform to the criteria in the relevant housing policies. The expectation is that many of these new homes will be spread throughout the Plan Area as has happened historically. The community wishes to focus on development where it is needed, e.g. close to land based businesses, and where there are good services such as good road access, power, water, drainage, broadband and access to public transport.

The community has expressed a desire for 'small numbers growth in any one place' and this ensures sustainable development that avoids a disproportionate impact on any area either within or outside Ugborough village. Already Ugborough village is experiencing congestion due to additional need for parking and more traffic through the village and, therefore, small scale development is proposed so that the impact can be monitored before further problems arise in laned areas and unsightly and intrusive traffic control measures become necessary.

The **National Planning Policy Framework, paragraph 55**, provides guidance on location of sustainable development in rural areas.

The **National Planning Policy Framework** sets out in **paragraphs 183 to 185** how neighbourhood planning can ensure local people get the right types of development for their community.

SHDC Housing Position Statement, 2014, is not adopted policy but does emphasise the important aspects of development in rural areas and states *"The Council will need to consider the impact that development can have in rural areas and ensure that proposals encourage sustainable development."*
(www.southhams.gov.uk/CHttpHandler.ashx?id=9084&p=0)

The intention is to support a level of housing that is proportionate to the existing size of any settlement in the Plan Area, is sensitive to the limitations of its built and natural environment and is appropriate in relation to the services, infrastructure and facilities provided in the Plan Area. The intention is to support a few small pockets of development on land that relates well to the existing built form of a settlement and is in proportion with both recent growth and the existing size of the settlement. Elsewhere in the Plan Area, the intention is to support individual new homes where they meet a particular economic or social need that has been identified locally.

This Plan seeks to encourage a mix of housing types which meet locally identified needs, including housing suitable for older people and homes for young people and families wishing to remain in the Plan Area. This will ensure the Plan Area continues to have a diverse population through offering a variety of housing, including affordable homes.

The new housing will be made up of a variety of housing:

- Small pockets of development including affordable homes, self-build and open market housing. This will be within or close to the existing boundaries of settlements, with consideration given to access to major roads, public transport and key services. (Reference JLP Policies TTV30 and TTV31).
- Conversions of redundant farm buildings.
- Infill of single dwellings where appropriate.

The National Planning Policy Framework, paragraph 50, describes the importance of delivering *"a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities"* **Paragraph 55** goes on to say, *"to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. .....avoid new isolated homes in the countryside unless there are special circumstances."*

Delivery of the housing objective will be supported by increasing the range and number of new homes and work premises by supporting appropriate planning applications for the conversion of redundant farm buildings to dwellings or business premises. There are a number of disused farm buildings, which could be converted to accommodation for family members, workshops for small businesses or holiday lets.

SHDC Local Development Framework, Development Policies Development Plan expands on this in **DP16, Conversion and reuse of existing buildings in the countryside**.

The community says.....

Planning policy to support sensible conversions

The potential landscape impact of new development, due to the hilly nature of the area and flooding issues, would require detailed development of design and capacity of sites. Such considerations, with relevant landscape, design and flooding solutions, are better suited to an individual planning application that would be tailored to suit the developers' requirements and those of the surrounding context, offering individually tailored mitigation measures and wider benefits.

Development in most parts of the Plan Area is unlikely to meet the sustainability criteria because of the constraints of the road network, lack of public transport and absence of local services as well as the constraints of and the impact on the landscape.

In 2009, 2014 and again in July 2016 SHDC conducted a SHLAA process to consider sites for development. All three SHLAA reports concluded that all the sites put forward in and around Ugborough village had significant constraints and were considered unsuitable for development at that time **(www.southhams.gov.uk/CHttpHandler.ashx?id=10585&p=0)**. In addition the Working Group undertook a desk top site assessment using the SHDC assessment criteria. The exercise concentrated on sites in or around existing settlements in the Plan Area. There are currently no sites that have been offered that are suitable for residential development. However, sites that have been offered may be suitable for development if it can be demonstrated that the identified constraints can be removed. The exercise excluded the two sites at Filham identified within the emerging Joint Local Plan and a further site on the B3123 at Wrangaton put forward for development and currently awaiting decision by SHDC.

Approximately 660 new homes are currently being built at Filham in the west of Ugborough Parish and immediately adjoining the Plan Area (South Hams Local Development Framework, Ivybridge Site Allocation Development Plan Document, February 2011, **(www.southhams.gov.uk/CHttpHandler.ashx?id=3677&p=0)**. It is expected these will be completed by 2018. In addition, a further 200 new homes are proposed in the draft Joint Local Plan for Filham and within the Plan Area. The new developments at Filham will provide new homes in the Plan Area way above historic growth trends during the lifetime of this Plan. The Filham and 'East of Ivybridge' sites (TTV8 and TTV9 of the JLP) will meet local need, including affordable homes. Not only will the Filham developments meet the small number of affordable homes needed in the Plan Area but also will provide housing in a sustainable location with good access to public transport, the major road network, locals services and facilities and local schools.

The criteria based approach adopted by this Plan will guide development in the main settlements and communities.

Small scale development, defined in this Plan as less than 10 in any one place, will deliver the Plan Area's needs and is in keeping with historic growth trends and new builds over the last 20 years (see map on page 40) and also reflects the community's wishes. This Plan positively supports development whilst recognising that larger development will be limited by access and topography to sustainable locations along the B3123.

Development proposals will need to produce evidence to show the criteria in the relevant housing policies have been met. Ugborough Parish Council must be consulted on any amendments to the proposals.

Housing numbers - policy

UG4: New housing

Any proposed housing development must meet the criteria contained within policies UG1, UG2, UG3, UG7, UG11, UG12, UG13 and UG14.

Across the plan period South Hams District Council will bring forward site allocations which will deliver significant growth. Outside these allocations developments of less than 10 units will in principle be supported in line with historic growth trends. Any site put forward for larger development (more than 10) must take account of the need for access to public transport, to major roads such as the A38 and to other local services.

All new developments will be subject to section 106 contributions appropriate to the impact of the development.

UG5: Infill sites

The use of individual plots where appropriate is encouraged, providing the development complies with planning policy and the relevant policies in this Plan.

Small scale residential development of less than 10 or single new homes on infill and redevelopment sites will be supported subject to:

- proposals being well designed and meeting all relevant requirements set out in other policies in this Plan, and where such development;
- fills a small, restricted gap in the continuity of existing frontage of buildings or on other sites within a built-up area where the site is closely surrounded by buildings; and
- where the development is not subject to any highways access constraints.

UG6: Conversion of farm buildings

Where the development needs planning permission, proposals for conversion of redundant farm buildings into accommodation for family, holiday lets or workshops will be supported subject to the following criteria:

- it is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;
- the building is capable of conversion without losing its historical or vernacular significance;
- it minimises the impact on the fabric or character of any traditional building and, in the case of a designated or non designated heritage asset is compliant with the relevant adopted policy and legislation;
- the building is part of a farmstead and not in an isolated position;
- and where it meets the criteria in policies UG11, UG12, UG13 and UG14.

Housing type – reasoned justification

This section sets out the justification for policies that are designed to ensure any development provides new homes that care for a diverse community. In particular, any development of three or more new homes must contribute to meeting the need for affordable homes for those with a local connection.

The NPPF defines **affordable housing** as:

> *Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*
>
> *Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*
>
> *Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

The **SHDC Local Development Framework, Development Policies Development Plan** sets out in **DP11, Housing Mix and Tenure** specific policies relating to affordable housing with further detail in SHDC Local Development Framework, Affordable Housing Document, September 2008, and Supplementary Planning Document, Affordable Housing, September 2008.

A local Housing Need Survey was conducted, by SHDC, for the whole of Ugborough Parish during spring 2015. A need for affordable housing was identified where the respondent has a local connection and is unable to fulfil their housing need on the open market. The data that related specifically to the Plan Area was extracted by SHDC from the Parish wide results. The survey identified where people had a local connection such as:

- Currently residing in the Plan Area.
- Are employed in the Plan Area.
- Have immediate family in the Plan Area.

Housing Needs Survey Summary (reference entire SHDC draft report)

The Parish Council requested South Hams District Council (SHDC) to conduct a Housing Needs Survey for the whole of Ugborough Parish during 2015. The housing needs survey was sent to 842 households within the Parish of Ugborough and 188 responses were received, representing a 22% return rate. It was agreed that, from these results, information would be extracted for the Neighbourhood Plan Area.

Post codes were used to determine whether respondents actually resided in the Neighbourhood Plan Area. SHDC's initial analysis suggested that there were 11 respondents within the Ugborough Neighbourhood Plan Area who believe they have a housing need.

Further analysis of the responses was then undertaken, in collaboration with SHDC, to ensure that the responses to the questionnaire actually met the criteria for affordable housing, i.e. respondents:

- have a housing need;
- a local connection; and
- are unable to buy on the open market.

A local connection was defined as:

- currently living in the area;
- need to move to provide support to family living in the area; or
- work in the area.

The further analysis identified 9 respondents who could be classified as having an affordable housing need and also met the above criteria. Of these 9 respondents, 5 were identified as having a social housing need. There are 60 social rented houses in the Parish of which 20 of these are in the Plan Area. These are within Ugborough village and comprise 13% of the total housing stock in the village. Of the 20 in the Plan Area there is an average turnover of 7 properties in 5 years (1.4 per year) suggesting the need for social housing can be met by natural turnover in the current housing stock provided priority is given to those with a local connection (see UG8).

Out of the 9 respondents with an affordable housing need, 4 have a need for intermediate home ownership. A number of respondents indicated an interest in self-build.

Approximately 660 new homes are currently being built at Filham in the west of Ugborough Parish and immediately adjoining the Plan Area (South Hams Local Development Framework, Ivybridge Site Allocation Development Plan Document, February 2011, **(www.southhams.gov.uk/CHttpHandler.ashx?id=3677&p=0)**. The Filham development provides easy access to public transport as well services and facilities in Ivybridge. It is expected these new homes will be completed by 2018. In addition, a further 200 new homes in the Plan Area are proposed in the draft Joint Local Plan. Filham will provide new homes in the Plan Area way above historic growth trends during the lifetime of this Plan. The development will include a large number of affordable homes. The Filham and 'East of Ivybridge' sites (TTV8 and TTV9 of the JLP) will meet local need, including affordable homes. Not only will the Filham developments meet the small number of affordable houses needed in the Plan Area but also will provide housing in a sustainable location with good access to public transport, the major road network, locals services and facilities and local schools.

The criteria based approach adopted by this Plan will guide development in the main settlements and communities.

The Plan would look favourably on any landowner willing to create a Community Land Trust to provide affordable housing providing the site meets suitability criteria for the size of the proposed development. In addition, the potential of Village Housing Initiative and Community Housing Fund schemes will be investigated alongside the implementation of this Plan.

Affordable housing needs in the Plan Area will be met by:

- natural turnover in current affordable housing stock;
- affordable homes being built on sites at Filham and those that will be built on the further two sites identified in the JLP, at Filham and within the Plan Area, and any other sites which become available in sustainable locations along the B3123 and within the Plan Area (such as the site at Wrangaton currently awaiting a decision by SHDC); and
- any site in a suitable and sustainable location with access to public transport and where a significant proportion of the site is apportioned to low cost, Community Land Trust or self-build in perpetuity.

Any new affordable housing will be subject to the criteria in policies UG7 and UG8. The aspiration is to work with the relevant bodies to manage existing affordable and social housing stock so that the homes are available to meet the needs of those with a local connection to the Plan Area.

Housing type – policy

UG7: New affordable housing

Proposals for new affordable housing on Exception Sites will be supported subject to other policies in the plan where:

- the proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and
- the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity (see UG8)

UG8: Local connection

This Plan wishes that those in housing need and have a local connection are given higher priority for affordable and social rent housing than those with no local connection. Affordable Houses shall only be sold to or let to and occupied by people (and their Household) whose housing need is not met by the market and in accordance with the South Hams District Council Allocations Policy.

UG9: Self-build/custom build

Proposals for self-build or custom build schemes will be supported where the location and nature of the proposed development is appropriate and subject to UG4, UG5, UG11, UG12, UG13, UG14.

The demographic trend nationally points to an ageing population and the ratio of older to younger people is set to rise. The demographic trend in the Plan Area (see 2001 and 2011 census data for Ugborough Parish, page 15) is similar to that nationally.

- The proportion of people in the UK aged 65 years and older will grow from 17.7% currently to 23.5% in 2034.
- The proportion of those over 85 years will double over the next 20 years and nearly treble in the next 30.
- 36% of all people over 65 years in Great Britain live alone (reference, Later life in the UK factsheet, AgeUK, August 2015).

The community have said they would like more accommodation that enables older people to remain within the community. It is clear from consultation with the community that the mix of ages contributes to the vibrancy that characterises the atmosphere of the Area. The consultation suggests that some people either have, or foresee a time when they will have, a need to modify their accommodation to either remain themselves or to accommodate older relatives in an appropriate way.

The community says.....

- Homes for older people:
- could free up houses as older people move into specialist accommodation
- important for inclusivity
- dementia friendly village

UG10: Older persons' housing

Planning proposals to extend or sub-divide existing dwellings to provide additional and suitable accommodation for an older person or dependent will be supported subject to the following criteria:

- such accommodation should be ancillary to the main dwelling and should not be a separate dwelling;
- it does not have an unacceptable impact on the visual or landscape amenity value; and
- it meets the identified need of an older local person or a person having additional needs who can no longer live alone.

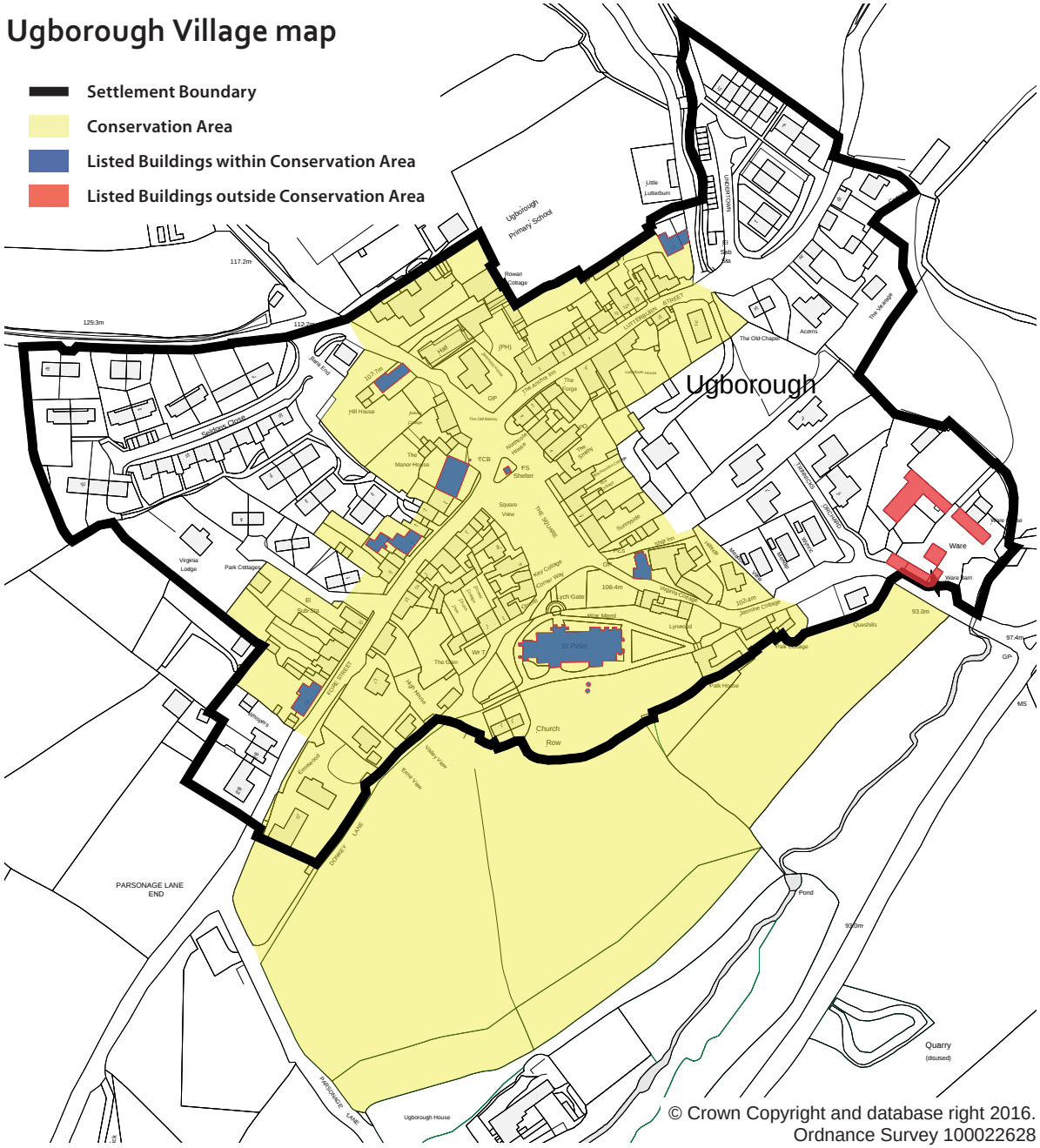
Landscape and character – reasoned justification

The economy of the Area from the medieval period to the middle of the 20th century has been founded upon agriculture and this is reflected in the number and quality of the farmsteads found within it. Reaching their peak of prosperity in the Georgian and Victorian period these clusters of buildings are distributed at almost regular intervals around the area and their close grouped buildings have been remodelled over time without losing their characteristic sense of connectivity with their past agricultural use. The presence of individual manors and farmsteads loosely distributed within and around villages and hamlets has characterised the area and shaped the landscape and the habitations and network of lanes, tracks and paths over several hundred years. For further information see the Plan Area Character Appraisal (see **www.ugboroughplan.org**).

Ugborough village is in the River Erme valley water shed which runs south to the sea. The village sits on raised ground in a natural bowl and this may explain the historic shape of the village with the central square from which roads radiate out. The Church of St Peter sits on the south side of the square on a mound and dominates views of the village from all directions. There are significant views from the village to the south down the Erme valley towards the sea, and to the north towards Dartmoor.

The central part of Ugborough village is a Conservation Area. The Ugborough Village Conservation Area Character Appraisal and Management Plan can be found at **www.ugboroughplan.org**. There are a number of listed buildings within the Conservation Area as well as in the wider Plan Area. Historically, housing development within the village has been centred on the large central square and along the roads radiating out from the square.

Ugborough Village map



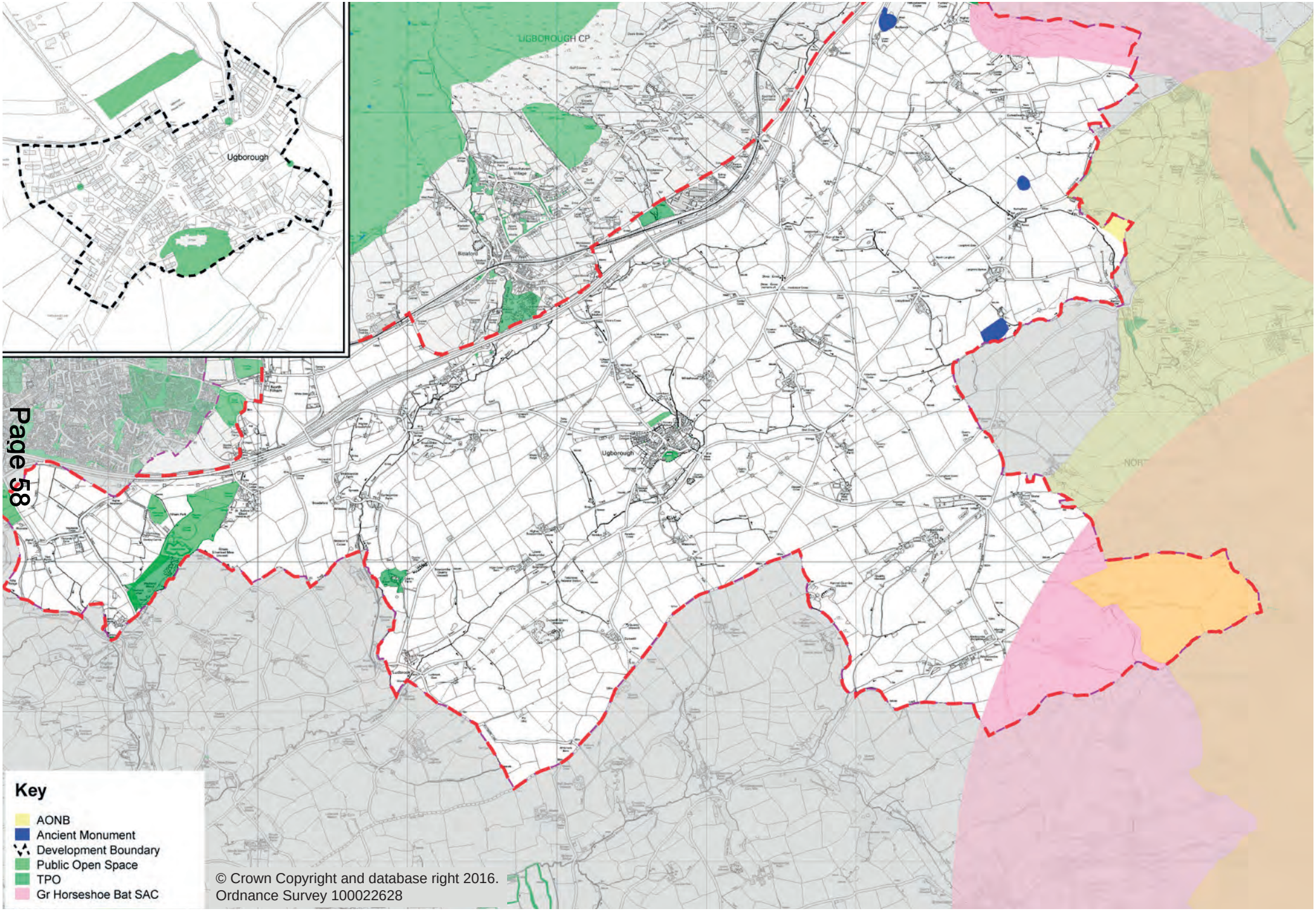
There are prominent landscape features within the Plan Area such as an ancient strip field system and narrow lanes running between high Devon banks and hedges.

The undulating nature of the Plan Area and the variety of views and vistas are an important and valued characteristic. The South Hams Landscape Appraisal describes the area as *"inland undulating uplands"* with *"river valley slopes and combes"*. The landscape of the Plan Area is described in detail in the Plan Area Character Appraisal (**www.ugboroughplan.org**) and both the Plan Area and Conservation Area Character Appraisals (**www.ugboroughplan.org**) contain more detail on some of the views and vistas from public vantage points that are of particular importance.

The landscape of the Plan Area is considered to be of considerable value and this is borne out by feedback from the community at various engagement events. For this reason, landscape value should be a key consideration when assessing proposals for development anywhere in the Plan Area.

There is a small area of the South Devon AONB in the far south east of the Plan Area. SHDC has a management plan that sets out how they will look after the AONB (SHDC AONB management plan **www.southdevonaonb.org.uk/about-the-aonb/looking-after-the-aonb/aonb-management-plan**). Natural England also provides advice on development in the AONB.

Small parts of the Plan Area, on the north eastern and south eastern fringes, fall within the sustenance zone and a strategic flyway1 associated with the greater horseshoe bat interest of the South Hams Special Area of Conservation (SAC). This is evidenced in the map on page 54.


Ugborough
UGBOROUGH CP
Ugborough
Key
AONB
Ancient Monument
Development Boundary
Public Open Space
TPO
Gr Horseshoe Bat SAC
© Crown Copyright and database right 2016.
Ordnance Survey 100022628

Landscape and character - policy

The landscape of the Plan Area is considered to be of considerable value and for this reason landscape value should be a key consideration when assessing proposals for development anywhere in the Plan Area.

UG11: Landscape character

Proposals for new development within the Plan Area should sit well within the surrounding rural landscape and the landscape setting of any settlement in the Plan Area. This includes consideration of the relationship to local features such as:

- the openness of the surrounding landscape;
- the backdrop to the building including landscape features such as hedges, walls, strip fields, streams, routes and built forms; and abutting features.

The proposed development should be appropriate in terms of its scale, character and location with the settlement to which it is associated and respect the setting of any designated or non-designated heritage asset. Where the proposed development is within a hamlet or farmstead, it should respect or enhance the characteristics of the hamlet or farmstead or the character of buildings within the hamlet or farmstead.

UG11 (a) Biodiversity

Development proposals should seek to improve or conserve biodiversity and ecology of the surrounding landscape and should seek to protect and, where possible, enhance wildlife value on the application site, surrounding sites and wildlife corridors

Where achievable and in proportion to its scale and location, proposals for new development should be accompanied by adequate information to assess the impact of the proposal on biodiversity and a biodiversity action plan.

Design of new housing – reasoned justification

The intention is to promote high quality design throughout the Plan Area. New buildings, or changes to existing ones, must add value to the existing landscape, heritage and history of the Plan Area. New development will be encouraged to deliver a creative and high quality standard of design, which sits comfortably with the existing built and natural environments.

In addition, the community wish to ensure new development includes sufficient garden areas to serve future residents' need for personal space and provides sufficient parking. In Ugborough village this will ensure that village functions and activities, which rely on the availability of existing parking provision, can continue to be a central part of community life as well as ensuring that access to parking is not reduced for current residents.

This Plan supports the **National Planning Policy Framework's** objective, set out in **paragraph 58**, on achieving excellence in design, especially design that will help establish a *"strong sense of place"* and *"create attractive and comfortable places to live, work and visit"* and *"respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation."*

The **National Planning Policy Framework** also states in p**aragraph 69** *'opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*

- *safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.'*

SHDC Local Development Framework, DP1: High Quality Design states that:

- All development will display high quality design which respects and responds to the South Hams unique coastal and undulating upland character in terms of its historic settlements and landscape. New development should:
  a. be based on a good understanding of the context of the site, and contribute positively to its setting by enhancing the local character, taking account of the layout, scale, appearance, existing materials and built features of the surrounding area;
  b. creates places offering variety and choice including compatible mixed uses which provide for an inclusive community;
  c. creates clearly distinguishable, well defined and well landscaped public and private spaces which are attractive, easily accessible and safe for all users, and provide a stimulating environment for play;
  d. incorporates layouts which allow ease of movement within the site and between adjacent areas and place the needs of pedestrians, cyclists and public transport users above those of the motorist;
  e. protects local and strategic landmarks and buildings, and enhances views and skylines;
  f. incorporates layouts which are inclusive, take account of and promote health and well-being, deter crime, and promote community cohesion and safety; and

The **SHDC Local Development Framework**, goes on to set out in detail specific policies relating to the **historic environment in DP6**.

"Development will preserve or enhance the quality of the historic environment. The design, siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic building and its environment."

"The design respects, maintains and strengthens local character, distinctiveness and a sense of place."

The community would like to see new development being sympathetic to the existing character of the Area and this Plan challenges developers to deliver innovative development of high quality design that responds to its surroundings and is appropriate for the Plan Area.

A car parking survey was carried out for Ugborough village in January 2014. This showed that there are approximately two cars on average per household in Ugborough village. Although available car parking in the village is currently sufficient for those needing it, there is little spare capacity due to limited road parking. There is no public transport serving the village and therefore a reliance on private cars. Therefore, it is essential that any new development includes at least two car parking spaces per home plus additional parking for visitors, so as not to have a detrimental impact on parking for existing residents. Existing residents should not be disadvantaged by any new development or suffer loss of existing amenities.

Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape. Planning permission should not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.

There are aspects of the Conservation Area that are unique to Ugborough village and considered to be of major importance in creating the character and atmosphere of the Plan Area. These include the large central square, the dominance of the Grade I listed Church of St Peter and the visual order of the street scenes. (see Conservation Area Character appraisal) The Management Plan (see **www.ugboroughplan.org**) aims to create a design brief for development within or adjoining the Conservation Area that complements the established grain, settlement pattern and character whilst representing the time in which it is built.

Ugborough village is characterised by its central square with roads radiating from each corner. The shape and connectivity within Ugborough village are recognised as distinctive by the community. The layout of the village, centred on the square, is important in the maintenance of social cohesion. The village itself sits at the centre of the Plan Area, historically connected by radiating lanes and footpaths to the outlying hamlets.

The lanes connecting Ugborough village with outlying hamlets have no pavements or allocated pedestrian or cycle lanes and are narrow and busy with traffic. Farmers also use the lanes to drive cattle and sheep from field to field for grazing. In addition to being important to social, economic and geographical connectivity, these lanes and footpaths are an important resource for cyclists, horse riders and walkers.

The community considers that the character and layout of streets radiating from the village square should be maintained and any development should, where possible, be a continuation of these streets.

The community says……

- Don't change the character of the village
- Maintain the medieval layout of village and centre based on the square

Historic England responded to Regulation 14 consultation saying: '*We are most impressed by the emphasis which the Plan places on the preservation and enhancement of the area's historic environment and the amount of work which has been undertaken in preparing the evidence base with which to inform its policies and proposals. In particular the preparation of the Conservation Area Appraisal and Management Plan is a significant achievement, and using the information these exercises have provided to tailor policy criteria for acceptable development is a tangible illustration of their value and application.*'

The community says……

- New homes to incorporate modern design
- Combine old with new, new buildings in keeping with the village
- Development to be sympathetic with existing homes in size and appearance
- Design of new homes should be in keeping with the village
- Any new development to incorporate architectural features which reflect the vernacular style of the village
- Modern design glass/metal to show difference to older houses
- Design to be innovative and unique, not pseudo
- New builds should have renewables incorporated in the design. Village becomes self-sufficient
- Any new development should take into account need for personal space – gardens and distance from neighbours
- Do not allow development that removes parking from an existing property
- All new development to have a minimum of 2 car spaces
- No parking restrictions, yellow lines or additional signage or additional street lights in Ugborough village

Designing out crime

Relevant national and local planning policy

- National Planning Policy Framework (NPPF) specifically paragraph 58 - Requiring good design and 69 - Promoting healthy communities;
- Crime and Disorder Act 1998, specifically section 17 which directs that we must have community safety embedded into our planning, our policy and our operational day-to-day activity. It states 'Without prejudice to any other obligation imposed on it, it shall be the duty of each authority... to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area';
- SHDC Local Development Framework – DP1 – 3.17 - High Quality Design;
- SHDC Local Development Framework, Core Strategy, Policy CS7.

All relevant planning applications should demonstrate, generally in the Design and Access Statement, the following principles of Crime Prevention through Environmental Design (CPtED) and how they have been considered and incorporated into the design and layout of all new developments. This provides reassurance and will ensure a consistent level of security throughout and opportunities for crime, the fear of crime, anti-social behaviour and conflict are minimised:

- Access and movement - Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security;
- Structure - Places that are structured so that different uses do not cause conflict;
- Surveillance - Places where all publicly accessible spaces are overlooked;
- Ownership - Places that promote a sense of ownership, respect, territorial responsibility and community;
- Physical protection - Places that include necessary, well-designed security features;
- Activity - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times;
- Management and maintenance - Places that are designed with management and maintenance in mind, to discourage crime.

Design of new housing – policy

The intention is to promote high quality design throughout the Plan Area.

UG12: Design

A central part of achieving good design is responding to and integrating with local surroundings and landscape context as well as the built environment.

All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Applicants are encouraged to take opportunities to enhance the local character and quality of the area and the way it functions. Subject to other policies in the plan, where possible and in proportion to its scale and location, proposals for new development which demonstrate compliance with the following criteria will be supported:

- high quality design that respects the scale and character of existing and surrounding buildings;
- achieve low carbon sustainable design and construction;
- respect established building set back and arrangements of front gardens, walls, railings or hedges;
- relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;
- use good quality materials that complement the existing palette of materials;
- ensure safe access and egress for pedestrians, cyclists and other road users;
- meet the requirements of 'Secured by Design' to minimise the likelihood and fear of crime;
- provide at least two parking spaces of sufficient size per unit plus additional visitors parking. This provision is encouraged due to the lack of public transport in most of the Plan Area and, therefore reliance on private cars, and limited road parking;
- provide adequate refuse and recycling storage incorporated into the scheme to minimise visual impact;
- adopt the principles of sustainable urban drainage.

Any new development within the Conservation Area, or adjoining the Area, should take account of those qualities which create the unique character and atmosphere of the Area.

UG13: Conservation Area

Reference CACA and PACA.

Any new development should demonstrate how it respects and positively responds to the conservation area and identified designated and non designated heritage assets (refer NPPF 137 and 138) and will be subject to the following criteria (see Conservation Area Character Appraisal and Management Plan, **www.ugboroughplan.org**):

- maintain the overall symmetry of the Conservation Area with any development, as far as possible, radiating out from the central Square;
- not adversely impact on the dominant view of the Church;
- maintain the visual order and cohesiveness of the street scene, for example by ensuring roof ridges follow the line of the street so that eaves, rather than gables, face forward;
- boundary treatment should be in keeping, for example constructed from stone or hedging; roofing materials in keeping with that of surrounding buildings, for example natural or imitation slate;
- elevations which reflect existing materials, where possible of natural stone, slate hung or colour washed render;
- provision of parking that meets adopted standards.

Development in or around Ugborough village should where possible protect the existing pedestrian connections within the built up area of Ugborough village. Any development on the limits of Ugborough village should integrate with existing connections to Ugborough village square.

Where possible development proposals separated from the square should form its own focal point which connects by pedestrian link to the square.

Sustainability – reasoned justification

This section sets out the justification for policies that are designed to ensure new buildings perform well over time and have connectivity to services and support the continuation of local businesses.

Flooding

A section on the west of the Plan Area, just south of the A38, lies within the River Erme flood zone. The major part of the Plan Area lies in the valley of the Lud Brook, a tributary of the River Erme and the large number of springs and streams are a significant feature of the landscape of the Plan Area.

The Lutterburn runs through Ugborough village from north to south before joining with another stream coming in from the east and then with the Lud Brook further south west down the valley.

Flood plains associated with the Rivers Erme and Avon, the Lud Brook and smaller tributaries such as the Lutterburn put parts of the neighbourhood plan area at risk of flooding. Whilst there are small areas of development (including part of Ugborough village itself) which are indicated to be at risk of flooding, the majority of existing development within the plan area appears to be located outside of these areas. Therefore, the policy requirement prohibiting any new development in Flood Zones is feasible and reasonable because sufficient land to deliver necessary development should exist outside them.

With regard to the status of the water environment, both the Lud Brook and the River Erme are at Moderate Ecological Status. The Erme is failing with regard to fish in its upper reaches and both macrophytes/phytobenthos and phosphate in its lower reaches (the latter are indicative of high nutrient levels which can originate from agriculture or waste water treatment discharges). The Lud Brook is also failing with regard to macrophytes/phytobenthos. It is the target under the Water Framework Directive for these water-bodies to meet Good Ecological Status by 2027. Therefore, any new development must not cause deterioration from the present status and the Plan seeks opportunities to meet the desired status.

Areas from risk of flooding are shown on the map on the following page. The number of springs and streams surrounding Ugborough village plus surface water run off leads to flooding at various locations within the village (Strategic Flood Risk Assessment (**www.southhams.gov.uk/CHttpHandler.ashx?id=2722&p=0**). Therefore, sustainable drainage systems, designed to reduce the potential impact of surface water drainage discharges and run off contaminating surrounding water courses and private water supplies, will be essential for any new housing development within the Plan Area.

The **National Planning Policy Framework** states in **paragraphs 100 through to 103**:

100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

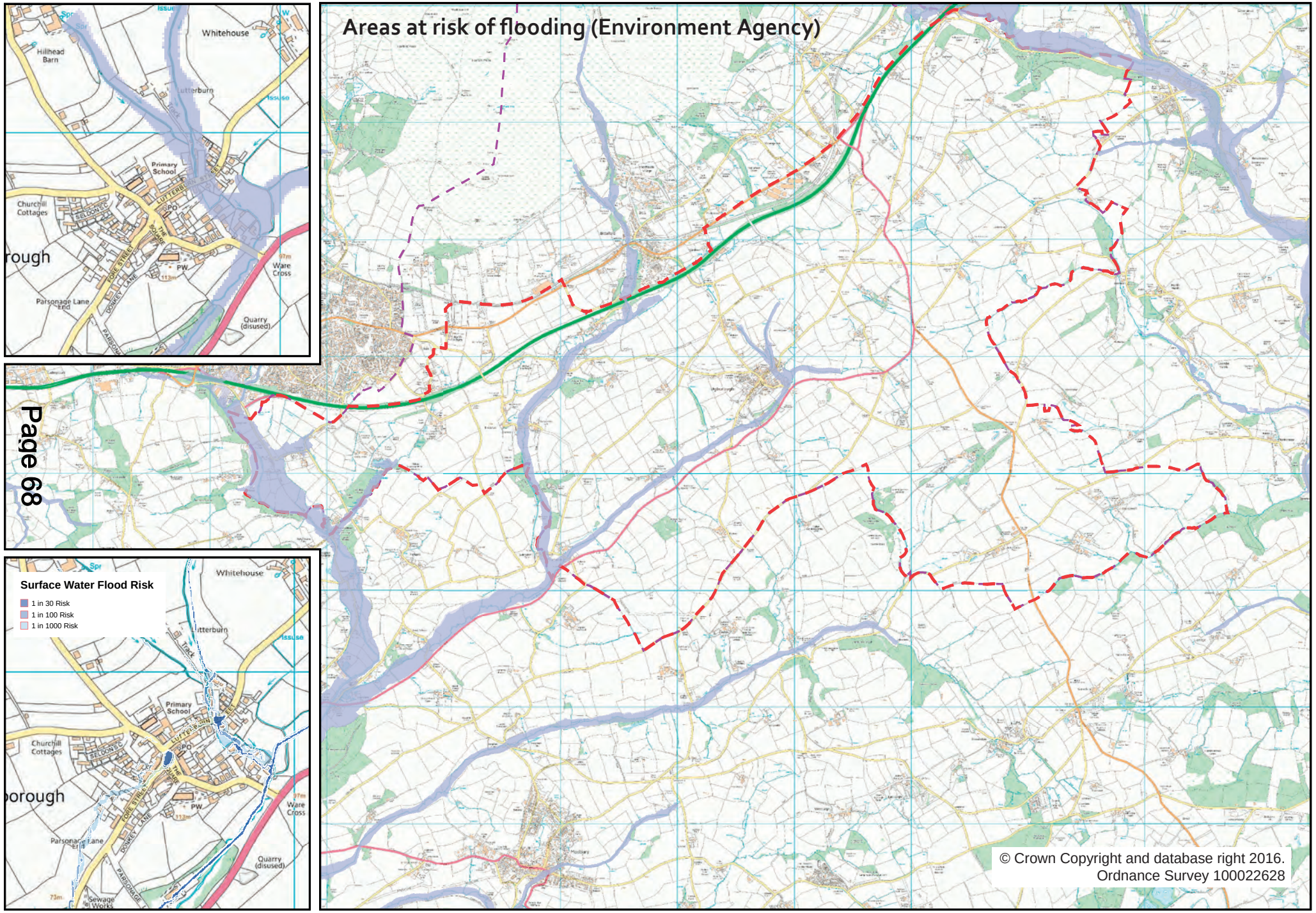
102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

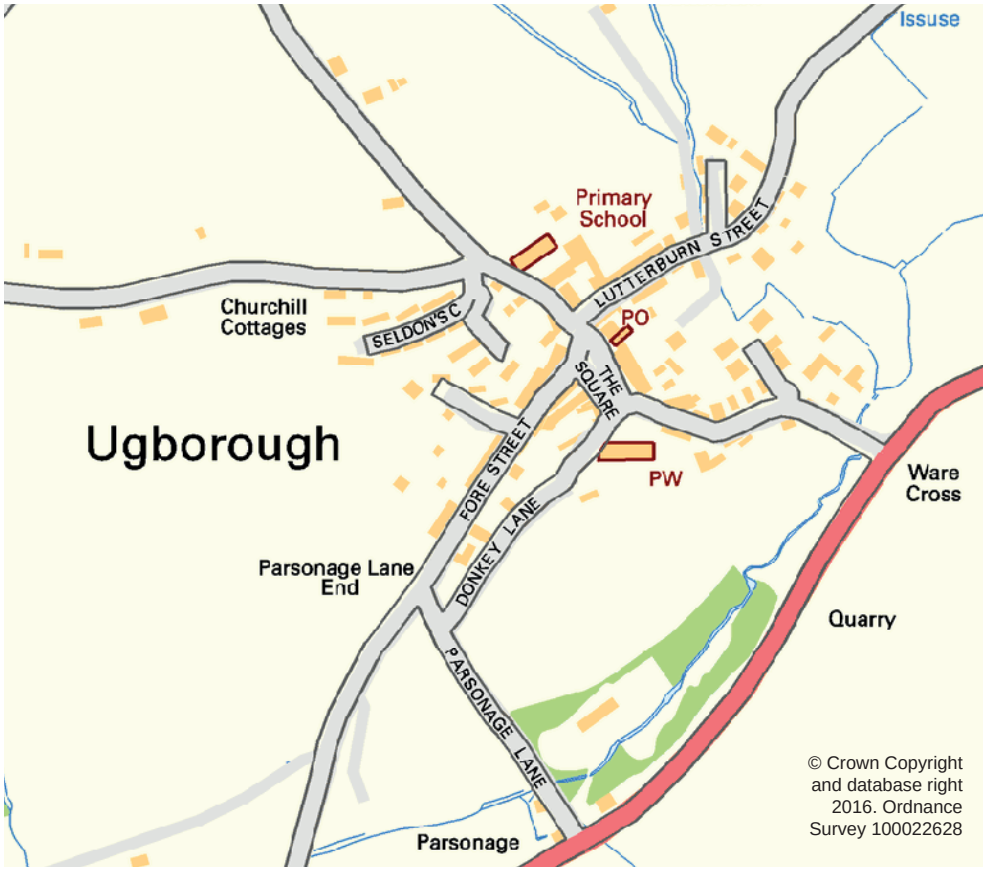
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.


Areas at risk of flooding (Environment Agency)
Surface Water Flood Risk
1 in 30 Risk
1 in 100 Risk
1 in 1000 Risk
Whitehouse
Hillhead Barn
Lutterburn
Primary School
Churchill Cottages
PO
PW
Ware Cross
Quarry (disused)
Parsonage Lane End
Sewage Works
© Crown Copyright and database right 2016.
Ordnance Survey 100022628

Access to Ugborough village

Although Ugborough village is within two miles of the A38 and close to the A3121, all the access routes into it are narrow lanes with significant pinch points. No access route allows two-way traffic throughout its length and, importantly, the roads through the village have limited space for vehicles to pass. There are an increasing number of large delivery vehicles regularly using the lanes into and through the village, as well as school buses.

Any additional traffic, particularly within Ugborough village would increase the frequency of vehicles having to reverse, creating a further risk to other road users. The lanes into, and within, the village have little potential for widening due to either high hedges and banks or buildings fronting directly onto the road. There are significant height differentials between many of the lanes and surrounding fields, together with bends, creating poor visibility. For these reasons field access off and onto the lanes is often constrained. In addition, some lanes in the Plan Area have been declassified and will no longer be maintained and, therefore, alternative access routes are being reduced in number.



1. **Below Churchill Cottages 4m minimum width (wall to bank).**
   Above Churchill Cottages adjacent to the culvert 3m width (bank to bank) over a 5m length.

2. **Fore Street.**
   Consistently less than 4m width (wall to bank) above the lane to Ugborough House.

3. **Between Donkey Lane and Ugborough House.**
   Consistently less than 3m (wall to wall).

4. **Bittaford Road.**
   3m width (wall to bank) at steepest point on the hill out of the village. Consistently 4m width (bank to bank) other than at passing places.

5. **Whitehouse Hill.**
   3m – 3.5m width (bank to bank) for a length of 6 m adjacent to culvert and road signs on steepest point of the hill. Consistently 4m width (bank to bank) other than at passing places.

6. **Kingsbridge Road.**
   3.2m (wall to wall) at numerous points on either side of the Ship Inn.

It can be seen from the above that anything other than a minor scale development within Ugborough village would require major and costly changes to approach roads into the village. In addition, any new development will require safe access for cyclists and pedestrians as well as motor vehicles.

Public transport provision within the Plan Area is limited thus restricting accessibility to local services. The only regular bus service through Ugborough village runs between Totnes and Plymouth and has been reduced from three days a week to twice a day on one day a week (**https://new.devon.gov.uk/publictransportbudget/files/2015/06/Amended-service-proposals-Appendix-B.pdf**). There are bus service running along the B3213, just north of the A38 which runs between Plymouth, Ivybridge and east towards Torquay but this is a 1 mile walk from Ugborough village centre, up and down two quite steep hills and along busy lanes. The nearest train station is approximately 2.5 miles away, just east of Ivybridge, and has a limited number of trains stopping each day. There is little possibility of improvements to public transport provision in the Plan Area (reference SHDC and DCC strategic transport plans).

There are evolving communities outside Ugborough village and some of the smaller settlements in the Plan Area and larger settlements just outside the Area have easier access to the major road network and public transport than the village itself.

Car parking within Ugborough village

Parking for residents in Ugborough village has not been identified as a particular issue under normal circumstances even though many residents do not have off street parking (reference Ugborough village car parking survey, January 2014). However, the village centre becomes congested at times, particularly at school dropping off and picking up times and when there are events in the Church or village hall. The popularity of the two public houses, particularly on Friday and Saturday evenings, has brought more visitors into the village and occasionally this also causes problems with parking for both visitors and residents. Ideas have been proposed to help alleviate this issue such as parking plans for events, identifying sites on the outskirts of the village, better layout of the village square and encouraging more parking in the pub car parks. It is clear from consultation with the community that residents do not want any parking restrictions in the village as there are a lot of properties with no off street parking, particularly in the Conservation Area.

Ugborough village car parking survey, January 2014

Total number of households in Ugborough village	154
Total number of households surveyed	100
Households surveyed - total number of vehicles in January 2014	167
Average number vehicles per household	1.67
Households surveyed – number with off street parking	64
Households surveyed – number of off street parking places	120
Total number of street parking places available	155
Households surveyed - number of vehicles normally parked in the street	59
Households surveyed - total number of vehicles in 5 years	157

If we are to ensure that the Plan Area continues to be a vibrant, sustainable community then controlling development must be a priority. By monitoring and controlling development we will be in a position to study, and feel, its impact on the historic character, the environment and the infrastructure both within the Plan Area and on its boundaries and to be in a position to reduce or even halt that rate of development. If we allow any large development within the Plan Area, to be constructed in a single stage, this could have a severely deleterious impact on the historic character, the environment and infrastructure of the area. Once this happens there is no going back!

In summary, in and around Ugborough village:

- The village thoroughfares are effectively single lane with limited passing places.
- The community does not want parking restrictions or one way systems and are currently broadly content with the parking situation, however there is a potential impact if there was full occupancy of homes in the village.
- It is very difficult to exactly establish the threshold position for parking, access and reasonable congestion. With higher traffic densities there will be more complicated manoeuvres as vehicles attempt to pass on the narrow lanes and village streets.
- Development should be small scale and incremental to ensure the impact on both traffic congestion and parking can be monitored and managed.

The community says.....

- Do not allow development that removes parking from an existing property
- All new development to have a minimum of 2 car spaces
- No parking restrictions, yellow lines or additional signage or additional street lights in Ugborough village

Sustainability - policy

This Plan supports development in a sustainable location. This policy is to ensure new buildings perform well over time and have connectivity to services and support the continuation of local businesses.

UG14: Supporting sustainable development

Development will be supported where it complies with existing Flood Risk policy (reference Environment Agency map, page 68 of this Plan and NPPF, paragraph 100 to 103); and where achievable and appropriate to the scale of development it:

- provides safe access for pedestrians, cyclists and motor vehicles, maximising opportunities for walking and cycling;
- includes mitigation proposals to ensure that any increase in traffic in and around Ugborough village will not prejudice safe and unimpeded access for motor vehicles, cyclists and walkers;
- minimises the potential to increase demand on public parking in the lanes and streets in and around Ugborough village;
- retains the availability of public parking within Ugborough village, i.e. in the square or surrounding streets;
- includes measures to enhance and enable access to open spaces or the natural environment, green spaces and facilities that promote an active, healthy lifestyle for all ages and abilities (see UG17);
- includes measures to protect/enhance the water environment (where relevant).

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ECONOMY

Objective

Support the continuation and development of small rural businesses employing local people as far as possible in order to provide opportunities for those living in the area. This includes enhancing the viability of farming and other land-based rural enterprises by supporting business diversification.
Promote Ugborough Village and the Plan Area as a base from which to explore Dartmoor and the coast.

Policies **UG15 and UG16** will deliver the above objective.

Rural businesses and farming diversification - reasoned justification

The intention is to:

- support the farmed countryside and agriculture as a viable industry sector in the Plan Area by supporting the farming community including respecting the frequent movement of farming vehicles and farm animals, and understanding that farmed land is the equivalent of an industrial shop floor;
- support existing rural businesses and encourage growth and sustainability, as well as encourage and support appropriate new initiatives. This includes supporting small scale rural enterprise and diversification that is appropriate for the local roads, landscape and attractiveness of the Plan Area. At the same time, it is important that new isolated businesses are not generated in the open countryside; and
- do nothing to create barriers to the local economy.

National and local planning policy

(see Section 3: Evidence Base for web links)

- The NPPF, March 2012
- The SHDC Local Development Framework, Core Strategy, December 2006
- The SHDC Local Development Framework, Development Policies Development Plan, July 2010, CS13, D16, DP16

The farming community care for the fields and the hedgerows that are such an important feature of the Plan Area. However, the 2011 Census shows a drop of six persons working in farming and forestry since 2001. There are now 47 working in this sector in Ugborough parish (4.6% of those employed in the parish). (reference 2001 and 2011 census). Incomes for those still farming have fallen. Many of the farms within the Plan Area are family run concerns and many family members wish to continue to work in the agricultural and forestry sector. Therefore, new businesses have recently been established in agricultural contracting, steel fabrication, horse fodder and wood chippings for biofuel.

In addition to farming there are a large number of other businesses within the Plan Area, including the Wrangaton Business Park, three public houses, a repair garage with car sales, equestrian centres, building construction and maintenance work and plant hire. A number of residents would like to see the addition of a shop to the local businesses.

The community says.....

- Support farms diversifying into B&B, weddings etc.
- Shop really important for the community
- Village shop is ideal but needs to be financially viable and would need to be open when people who work outside the village are home

The **National Planning Policy Framework** states, in **paragraph 28**, *"planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development"*. **Paragraph 28** goes on to say *"local and neighbourhood plans should promote the diversification of agriculture and other land based rural businesses"*.

The **SHDC Local Development Framework, Core Strategy, December 2006** expands on this in policy **CS13 Rural diversification**.

The **SHDC Local Development Framework, Development Policies Development Plan, D16 development in the countryside and DP16 conversion and reuse of existing buildings in the countryside** are also relevant.

Rural businesses and farming diversification - policy

The intention is to support the continuation and development of small rural businesses employing local people as far as possible in order to provide opportunities for those living in the area.

UG15: Rural businesses

Proposals which require planning permission for the diversification of agriculturally based industries and other existing land based and rural businesses will be supported subject to the following criteria:

- any new building should be of high quality design which responds to its context;
- protects the residential amenity of adjoining occupiers;
- the diversification does not result in an isolated development in the open countryside.

Diversification and new business must conform to NPPF policies, current SHDC policies, any relevant future adopted policies and relevant Ugborough NDP policies and should not compromise the environment, landscape and overall rural character of the Area.

New technologies

The **National Planning Policy Framework** states in **paragraph 42,** *"advanced high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services."*

Slow broadband internet connections affects the ability of some residents in the Plan Area to access information, particularly those in outlying areas. It also impacts on the performance of rural businesses that rely on broadband as a key means of communication. This is not ideal for attracting new businesses or for growth in existing ones.

Initiatives will be encouraged that would improve the coverage and speed of broadband within the Plan Area and the potential for local businesses, homes workers and general internet users to benefit from high speed broadband and other emerging technologies.

The most recent report concerning Connecting Devon and Somerset advised that they are on target with delivery of a fibre to the cabinet High Speed Broadband solution to 90% of the premises within the Devon and Somerset area by the end of 2016, and tenders are currently being considered to award contracts for the roll out of the next 5% in Phase II in early 2017.

The community says.....

- Broadband needs improvement
- Broadband is important for encouraging people to work in the village
- If you can't effectively work here then you may not want to live here

Visitors to the Plan Area - reasoned justification

The intention is to:

- protect and enhance the features within the Plan Area which attract visitors to the area;
- publicise the Plan Area as an all year round base for visitors through better advertising and encouraging new sustainable initiatives;
- review and provide new information for visitors and residents in order to promote the Plan Area as a year round base from which to explore South Devon, Dartmoor, the coast and the surrounding areas;
- support a range of rural businesses that provide accommodation, facilities and services for visitors to the Plan Area including those providing overnight accommodation, pubs and restaurants; and
- ensure any new development enhances the unique characteristics of the Plan Area and does not adversely impact on existing public rights of way so that these remain open to all users.

The South Hams has long been regarded as a popular holiday destination with its beaches, history, open countryside and easy access to Dartmoor. The area is also blessed with numerous places to eat and with fantastic opportunities for adventure, both on land and sea. Visitor accommodation is plentiful and caters for all requirements, including camping, caravan sites, B&Bs, hotels and self-catering holiday cottages.

Members of the community recognise the contribution visitors make to the local economy and are keen to further exploit and promote the opportunities within the South Hams area. Dartmoor is within easy reach and offers good access for walkers, ramblers and mountain bikers. There are numerous bridle paths allowing exploration on horseback.

There are three public houses in the Plan Area: The Ship Inn, The Anchor Inn and Turtley Corn Mill. Also there is a pub, The Horse and Groom, just outside the plan area at Bittaford. Two of these offer accommodation and there is also B&B available in local farms as well self-catering accommodation and camp sites. For all the above reasons members of the community are keen to promote Ugborough as a base from which to explore the surrounding area.

The community says.....

- Good to support visitors in order to maintain the energy of the village and outlying areas
- Provide information in Church and pubs
- Identified walking and cycling routes

Visitors to the Plan Area - policy

UG16: Visitors to the Plan Area

Any planning proposals for the development of facilities for visitors, relating to land both inside and outside settlement boundaries, will be supported providing they:

- demonstrate that the use proposed will not have an adverse impact on the rural landscape but will promote the unique characteristics of the area;
- does not cause inappropriate development of smaller settlements; and
- meet the relevant criteria in all other Plan policies.

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COMMUNITY WELLBEING

Objective

Ensure Ugborough village continues to be an active, attractive and safe hub supporting the community, i.e. people within the Plan Area.

Maintain the physical and social linkages between the village and outlying areas. These are key aspects of the heritage of the Plan Area and appropriate infrastructure, such as road and footpaths links and community spaces and buildings, is necessary to maintaining an inclusive, vibrant, diverse and coherent community.

Encourage and facilitate a healthy lifestyle.

Policies **UG14 and UG17** will deliver the above objective.

Community wellbeing - reasoned justification

The intention is to preserve the atmosphere of the Plan Area by maintaining an inclusive, vibrant, diverse and cohesive community and ensuring that Ugborough village continues to be an active, attractive and safe hub supporting the community and to:

- ensure any new development within the Plan Area encourages and sustains an environment that contributes to the health and well-being of all residents taking into account the particular needs of rural communities; and
- provide and sustain activities that encourage and contribute to the health and wellbeing of all residents and ensure that access to facilities and the natural environment are developed and maintained so that they promote the health and well-being of the community.

National and local planning policy

(see Section 3: Evidence Base for web links)

- The NPPF, March 2012
- The SHDC Local Development Framework, Core Strategy, December 2006
- The SHDC Local Development Framework, Development Policies Development Plan, July 2010, DP4, DP8
- AGEUK. 2015. Later life in rural England
- DEPARTMENT OF HEALTH. 2014. Dementia friendly communities
- NATIONAL INSTITUTE ON AGING. 2006. Exploring the links between obesity and Alzheimers Disease
- NHS. 2015. Change4Life
- PLAY ENGLAND. 2015. Why play is important

The **National Planning Policy Framework** states in **paragraph 69** *'opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*

- *safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.'*

Social life in the Plan Area centres on Ugborough village hall, the Church and the pubs. The village hall is well used and provides a venue for Ugborough Sustainable Saturdays, Ugborough Preschool, Ugborough School after school club as well as a variety of groups and activities. Daytime use during term time is entirely by the after school club and preschool. As a key focus for much of community life the village hall needs to be maintained and developed to meet the evolving needs of the local community. Any changes to the village hall should also consider making access appropriate for all "age" groups. Several years ago the village hall was made as DDA compliant as was possible in order to provide better access and facilities for all users. Maintaining and improving the structure and fabric of the village hall is important.

The community says.....

- Village hall needs to be in the centre of the community not pushed to a peripheral housing area
- Provide dedicated preschool space to free up village hall for daytime events
- Connections to outlying areas – social and business, not just roads

The Grade 1 listed medieval Church of St Peter is a historic and religious building. It has an imposing and distinctive shape on the skyline of the village and is an important venue for community events. The Church is regularly used by a small worshipping community for services as well as for weddings, funerals and christenings. It is also used for a twice weekly Post Office, coffee mornings every Thursday and village events such as concerts, fair week activities and the school nativity play. The ongoing financial support provided by the use of the Church for a variety of community events provides an important contribution to the expense of maintaining the Church and its grounds.

Within Ugborough village there are also two pubs with restaurants, a weekly fish and chip van, a monthly mobile library and milk, fish and newspaper deliveries. Although there is no village shop, the Plan Area is served by a variety of online supermarket home deliveries. Residents of the Plan Area are also able to access a comprehensive range of services and amenities in Ivybridge, three miles from Ugborough village.

Ugborough village square provides space for the annual village fair which attracts stall holders and visitors from the Plan Area and beyond. The partial closing of the square to vehicles and use of a field very close to the square for parking for residents and visitors is essential to the success of this event.

Accessibility to the current facilities in Ugborough village needs to be maintained and, where possible, improved. There are parking facilities in Ugborough village square for both residents of the village, the wider Plan Area and other visitors to the village. The maintenance of this parking is particularly important considering the currently poor public transport links to the village.

There is a small playground for younger children, a school playing field which can be used out of hours, with some restrictions, and a small green area in front of the Church. Filham Park is in the far west of the Plan Area. There are also a number of public footpaths throughout the Plan Area. Other outdoor spaces are regularly used and treasured by village residents, for example allotments, football field and village coppice. Communal outside space is otherwise relatively limited and the community would benefit from accessible open space with no restrictions.

Primary School
LUTTERBURN STREET
SELDON SC
THE SQUARE
FORE STREET
PW
Insert - Village centre
Insert
Key
Development Boundary
Public Open Space
TPO
Maps showing amenity and green space
© Crown Copyright and database right 2016.
Ordnance Survey 100022628

There are other outdoor amenities close to the Plan Area such as Bittaford playground. There are a number of points of access to the southern edge of Dartmoor National Park on the northern boundary of the Plan Area.

The **National Planning Policy Framework** states, in **paragraph 76**: *"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances."*

"Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Designate green spaces when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."

Government initiatives such as Change4Life are encouraging everyone to become more active and adopt a healthier lifestyle (NHS, 2015). There is an increasing rise in obesity as children and adults become less active. Nine out of ten children will potentially grow up with dangerous amounts of fat in their diet and therefore there is a need to encourage an active healthy lifestyle from an early age (NHS, 2015). With an increasingly older population, older adults also need to adopt a healthier lifestyle as being overweight puts them at greater risk of developing health issues such as type-two diabetes, heart disease, depression and many cancers. With an ageing population, there is also a corresponding increase in the number of people living with dementia and some evidence suggests that having an active lifestyle can prevent the onset of dementia as there are some suggestions of links with diet and levels of activity (National Institute on Ageing, 2006).

Government initiatives encourage communities to ensure that they are dementia friendly environments and this should be a consideration for any future housing developments (Department of Health, 2014).

The environment we live in can play a big part in contributing to an active lifestyle. In the Plan Area there is access to a range of pursuits and some beautiful and diverse countryside. Encouraging people to be more active is an important part of the Change4Life campaign and maintaining and providing access to environments and pursuits which promote health and well-being were important considerations highlighted and supported in the community consultation process. Therefore, it is important that the Plan Area is able to support and maintain a wide range of initiatives that will promote a lifestyle that contributes to the health and wellbeing of all the residents of the area.

Many activities, such as pilates, yoga and badminton, take place in Ugborough village hall. Maintaining and improving the structure of the village hall will support these activities for the future. Any changes should also consider making access appropriate for all age groups and should consider if they are dementia friendly (Department of Health, 2014).

The community says.....

- An unhealthy village is huge threat to everything
- Walking for health
- Promote activities in the village hall
- Allotments promote connectivity between village and farm
- Promote local footpaths
- Safe access to footpaths

Ugborough Sustainable Saturday is a very successful fortnightly gathering of local producers selling their produce and crafts to the local community and visitors. It has become a key community event providing both social and economic benefits to a wide range of people. The Sustainable Saturday café has become an important meeting place for young and older people alike.

The community says……

- Excellent example of community spirit especially for the older generation
- A great addition to getting to know each other
- Creates a brilliant network and cascades skills down the generations
- A fantastic way to sustain community life

With an ageing population and limited public transport access to activities within the local area are important, particularly for older residents who may not have access to a car (AgeUK, 2015). Freeing the village hall during the day, by providing alternative premises for the preschool, would enable a wider range of activities to be promoted in the village and provide opportunities for both young mothers and the older population to have access to daytime events that enable socialisation such as luncheon clubs and coffee mornings. This is an important consideration in a rural area where people, particularly older people and their carers, can feel isolated. Isolation is often an underlying cause of mental health issues.

Any new development should enable community participation and target social isolation, ensuring the needs of older and younger people are considered. In particular, the specific issues of living in a rural area need to be considered. This was strongly supported by the consultation process.

Maintaining access to the open spaces and playing fields is an important provision which promotes an active lifestyle. Maintaining current footpaths and access to the coastline and Dartmoor should be sustained and promoted. Within the Plan Area activities such as walking, cycling, horse riding and dog walking all promote health and well-being. However, activities such as these require safe access to roads and open spaces. Increased traffic within the Plan Area may stop people using some roads and lanes for these activities. Ensuring public footpaths are maintained and not lost through development should be included in the criteria for new development.

It has been demonstrated that access to safe open spaces which encourage play (Play England, 2015) is an important requirement for children's development and a way of promoting an active lifestyle from an early age. This is an important consideration when studies predict that our children face an obesity epidemic. Public use of school fields should be encouraged out of school hours.

The consultation process also identified that people felt access to allotments were important. Allotments help promote an active lifestyle and also allow access to sustainable fresh fruit and vegetables.

Any new development should also encourage the development and protection of green spaces within the Plan Area and include personal space, such as a garden and distance from neighbours, in order to support health and well-being through the environment.

Reference South Hams Green Infrastructure Framework, April 2015, SHDC.

The community says……

- Keep open spaces
- Provision of open space within the village as well as around it
- New development should take into account the need for personal space
- Allotments promote connectivity between village and farm
- Communal field for sporting and social events

Community facilities – policy

The intention is to preserve the atmosphere of the Plan Area by recognising and maintaining an inclusive, vibrant, diverse and cohesive community and ensuring that Ugborough village continues to be an active, attractive hub supporting the community.

Community facilities include:

- Filham Park
- Tennis courts at Erme playing fields
- Small playground in Ugborough village
- Ugborough Village Hall
- St Peters Church, Ugborough

UG17: Community facilities (refer to map on page 54)

Ugborough Parish Council has an adopted Open Space Strategy which sits alongside this Plan and should be referenced in relation to this policy, and any future adopted policy.

In order to protect access to community services the change of use or redevelopment of a local facility will not be permitted unless:

a. there is alternative local provision; and/or

b. there is proven absence of demand for the facility; and/or

c. it can be shown to be non-viable.

Development that results in the loss of green amenity space or which results in any harm to their character, setting, accessibility or appearance, general quality or amenity value will only be supported if the community would gain equivalent benefit from provision of a suitable replacement.

New development that results in loss of part or all of a community facility or resource, either built or outside space, will only be supported if it results in a replacement facility providing an equivalent or better resource in a suitable location.

Education facilities

The continuation of the provision of education facilities and having a strong education system for young children is an attractive element of village life and important for attracting young families to the Plan Area. Ugborough village benefits from established educational facilities. These include:

- Ugborough Primary School federated with Ermington School. The School currently has 97 pupils (September 2017) and has a maximum capacity currently of 105. The School was awarded a good report by Ofsted in 2013. Most pupils go on to Ivybridge Community College. The School facilities include a traditional school building and huts, playgrounds, a small garden, playing field and wild area. Buses bring children from the wider Plan Area and Parish. There is limited parking for staff and no dedicated parking or drop off zone for parents and carers.
- Ugborough and Bittaford Preschool has 27 children (September 2017). The Preschool was awarded an outstanding report by Ofsted in 2011. There are 41 regular attendees at the Ugborough School breakfast and after school clubs. These are run as a charity and their permanent base is the village hall.

The community says……

- Village needs young families to support the school
- Having a strong education system for young children is an attractive element of living in the Area and important for attracting young families to the Area.
- Provide dedicated preschool space to free up village hall for daytime events

SECTION

7

Plan delivery, implementation, monitoring and review

A five year review of delivery against the objectives will be carried out by the Ugborough Parish Council. In conjunction with this a 5 yearly Housing Needs Survey will be requested by the Parish Council to be carried out by SHDC. The Plan will be reviewed within the context of the Plymouth and South West Devon Joint Local Plan, at the time of the review, and any changes necessary made to take account of the housing need within the Plan Area,
at that time, and the availability of suitable sites.