

August 2019



BRIXTON PARISH NEIGHBOURHOOD PLAN 2014-2034



WELCOME

The Neighbourhood Plan is a key document which will inform the District Council planning process for the future of Brixton Parish.

This plan and the attached Policies set out how we, as a community, wish to see the Parish develop over the plan period 2014-2034.

Our aim is to make our rural parish an even better place both now and for future generations.

This Plan has only been possible as a result of the voluntary efforts of community members who have played a pivotal role in developing and supporting the Neighbourhood Plan so that it focuses on those matters which are identified as being most important in shaping our future.

Thank you to all of you who have contributed to the preparation of the plan, and in particular members of the Neighbourhood Plan Group for their dedication in the production of this document.

With best wishes

Liz Hitchins

Chair, Brixton Parish Council



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BRIXTON PARISH NEIGHBOURHOOD PLAN AREA (Light Green)
with the new Sherford development within the red boundary

Hatched Area indicates
South Devon AONB
within Brixton Parish

your parish, your choice,
be a part of it

Photos reproduced courtesy of Roy Axell

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PREFACE

The Brixton Parish Neighbourhood Plan (BPNP) period is from 2014 - 2034. It has been four years in the making and coincides with the adoption of the Plymouth and South West Devon Joint Local Plan (JLP).

The major development of the new town of Sherford and its effect on the character and infrastructure of the parish caused considerable anxiety when it was approved, having been over 10 years in planning and remains a concern.

Since 2014, there has also been significant housing development in Brixton village, the scale of which has raised concerns about the effect of urbanisation eroding our rural identity and adding further pressure on the existing infrastructure.

The Neighbourhood Plan provides the opportunity to safeguard and enhance the current and future character of the parish.

The policies within our Neighbourhood Plan will be referred to alongside the JLP policies for determination of future planning applications.

Brixton is a sustainable village and recognises the importance of its setting, in particular the South Devon Area of Outstanding Natural Beauty (AONB).

The BPNP and JLP together should ensure that future development is appropriate for our Parish.

Thank you to everyone in Brixton Parish Community who has contributed to the preparation of the plan.

This plan has been made possible by the support of:

Brixton Parish Council

Locality (funding)

Devon Communities Together (consultation)

SHDC (advice and approval)

Brixton Parish Neighbourhood Plan Group who have volunteered their time, gathered all your views, compiled the evidence and set out the objectives and policies which underpin this document.



THE RURAL CHARACTER OF BRIXTON PARISH



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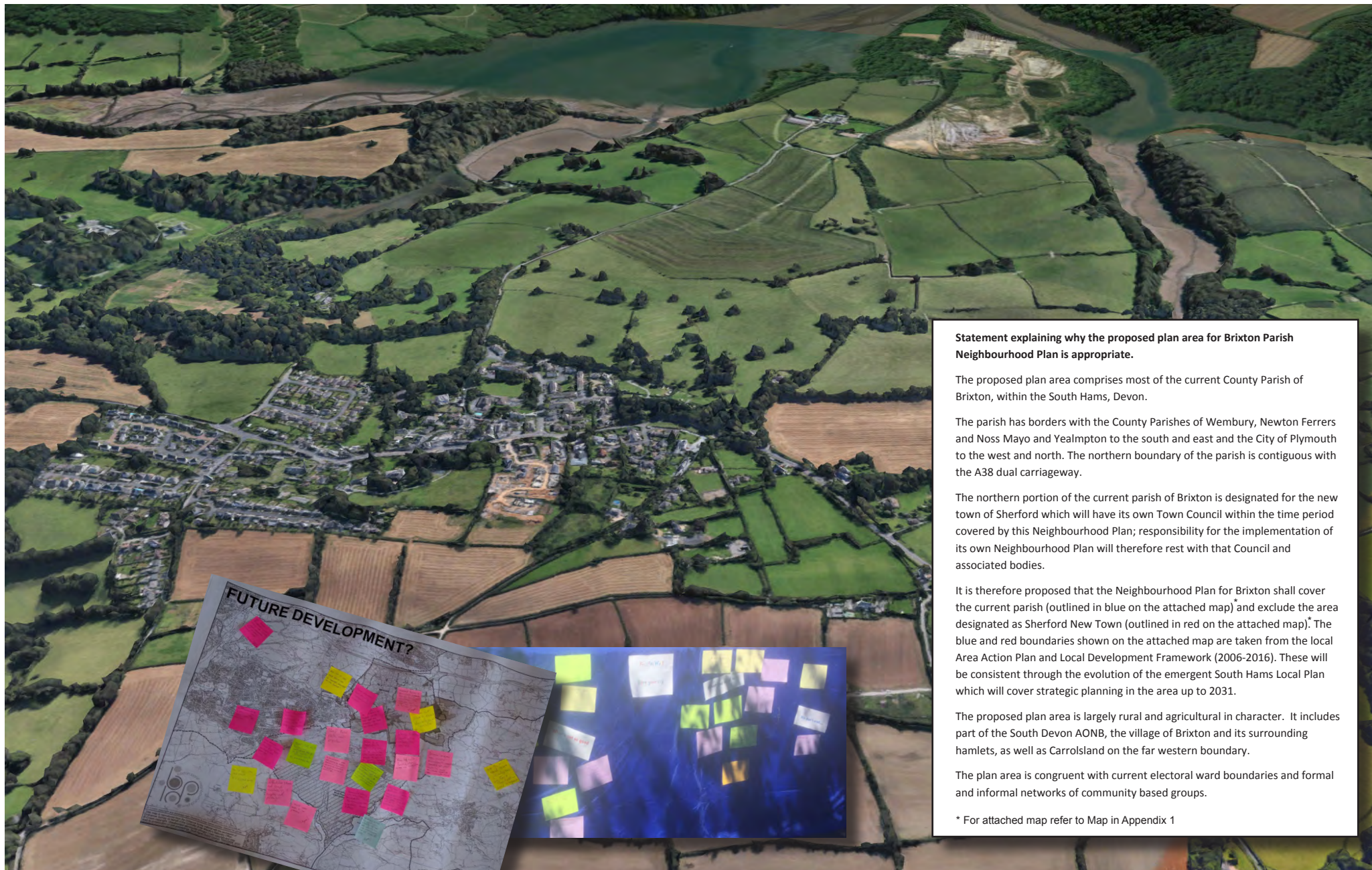
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All questionnaires, surveys and consultation events are available on the BPC website:
http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx

FOUNDATION OF THE NEIGHBOURHOOD PLAN PROCESS



Statement explaining why the proposed plan area for Brixton Parish Neighbourhood Plan is appropriate.

The proposed plan area comprises most of the current County Parish of Brixton, within the South Hams, Devon.

The parish has borders with the County Parishes of Wembury, Newton Ferrers and Noss Mayo and Yealmpton to the south and east and the City of Plymouth to the west and north. The northern boundary of the parish is contiguous with the A38 dual carriageway.

The northern portion of the current parish of Brixton is designated for the new town of Sherford which will have its own Town Council within the time period covered by this Neighbourhood Plan; responsibility for the implementation of its own Neighbourhood Plan will therefore rest with that Council and associated bodies.

It is therefore proposed that the Neighbourhood Plan for Brixton shall cover the current parish (outlined in blue on the attached map)* and exclude the area designated as Sherford New Town (outlined in red on the attached map)*. The blue and red boundaries shown on the attached map are taken from the local Area Action Plan and Local Development Framework (2006-2016). These will be consistent through the evolution of the emergent South Hams Local Plan which will cover strategic planning in the area up to 2031.

The proposed plan area is largely rural and agricultural in character. It includes part of the South Devon AONB, the village of Brixton and its surrounding hamlets, as well as Carrolsland on the far western boundary.

The plan area is congruent with current electoral ward boundaries and formal and informal networks of community based groups.

* For attached map refer to Map in Appendix 1

1.0 INTRODUCTION

1.1 This Neighbourhood Plan is a community vision which will inform planning decisions within the parish of Brixton covering the period 2014-2034.

1.2 The objectives and policies set out in the Plan come from the views and opinions expressed by the community through extensive consultation over a two year period.

Why do we need a neighbourhood plan?

1.3 The Localism Act 2011 introduced Neighbourhood Planning as part of the planning system in England. Once adopted a neighbourhood plan has legal status as part of the Local Authority development plan. Brixton Parish Neighbourhood Plan is a statutory document that stands alongside the Plymouth and South West Devon Joint Local Plan, thus giving communities the right to shape their future development at a local level.

1.4 A neighbourhood plan is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the parish.

1.5 Chapter 3, Schedule 9, of the Localism Act 2011 empowers the community to shape its surroundings and encourages local residents to develop their own plans for sustainable communities.

1.6 The Neighbourhood Plan reflects community ideas and opinions, to protect and enhance the local natural and built environment and to foster a healthy, sustainable and prosperous future for our Parish.

1.7 Throughout this document the term Neighbourhood Plan refers to Neighbourhood Development Plan as defined by the Localism Act 2011.

The plan follows a simple structure: introduction and history; vision and objectives; and the policies needed to achieve the vision.

Methodology – how the plan was developed

1.8 The plan was initiated by Brixton Parish Council in March 2015 when the Brixton Parish Neighbourhood Plan group was formed, with volunteers from the local community.

1.9 The Plan has been developed through extensive consultation with the people of Brixton, including community questionnaires, public open days and updates at the annual fetes. Publicity for the Plan was provided via the Brixton Magazine, social media, the Parish Council website, and posters and flyers. The extensive use of various media ensured that everyone in the Parish was included and had the chance to participate.

1.10 The Statement of Consultation describes in more detail how the community has been involved. See Appendix 3.

1.11 This and other supporting documents are available on the Neighbourhood Plan section of the Brixton Parish Council website:

http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx



BRIXTON PARISH HISTORICAL MAP circa 1920



2.0 BRIEF HISTORY OF THE PARISH

2.1 Brixton Parish is a rural parish bordering the City of Plymouth. The area to the south of the A379 is part of the South Devon Area of Outstanding Natural Beauty (AONB) and borders Cofflete Creek and the estuary of the River Yealm. Historically the land use has been mainly agricultural and commercial activities based around the River Yealm, much of which continues today.

2.2 The original small parish around Brixton village has historic links to the manors of Hareston, East and West Sherford, Woolaton, Winston, Wiverton and Spriddleston, which have been incorporated into the present parish.

2.3 The parish has large areas of land in single ownership, some of which have been in the same family for many centuries. Most notable is the Kitley



Estate and its country house dating from early Tudor times, which was extensively re-modelled in the early 19th century by George Stanley Repton. Whilst a large part of the estate is within the parish of Yealmpton the boundaries

of the estate, in particular the parkland, extend into Brixton parish. Much of the Estate walling and historic structures are listed and remain today, as does a network of ancient rights of way.

2.4 The buildings in the village of Brixton reflect its long history, with its 14th Century Church and Priests' Cottages. These historic buildings including the ancient Feoffee Trust and 18th Century cottages, and several significant listed historic buildings eg Brixton House, together with the original village lanes pattern, characterise the village centre.

2.5 The village was largely agricultural and self-sufficient with its own thriving businesses clustered along the main village street (now the A379). Due to improvements in transport links and changes in shopping habits there has been a gradual decline in the number of shops in the village, however, it still retains a limited Post Office /shop and a pub as important local amenities.

2.6 The A379, an historic coaching route, has become an increasingly busy commuter road to and from Plymouth and transects the village, separating important local amenities (church and post office to the north; school and pub to the south).



Furniture delivery by the Foxhound Inn 1912




Brixton Village Green in late 1940s

2.7 During the period 1960s - 1980s the village expanded significantly due to its proximity to Plymouth. As further demand for housing has grown, extensive development has taken place in the Parish at Carrollsland and more recently Canes Orchard in Brixton village. Collectively these developments have impacted on the original character of the parish as will the new town of Sherford (5500 houses, the majority within Brixton Parish).



VISION



Brixton Parish offers the opportunity to embrace village and rural life: a sense of community, tranquillity, a safe environment with public green spaces and beautiful landscapes. Our community benefits from both the South Devon Area of Outstanding Natural Beauty and the close proximity to the historic port city of Plymouth, with all the advantages of connectivity, culture, educational facilities, heritage, employment, sport and commerce.

Our Vision is:

- *to conserve and enhance the rural and historic environment of Brixton Parish, with its beautiful landscape of woods, farmland and estuary;*
- *to retain the identity and independent character of Brixton village and its surrounding hamlets;*
- *to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.*

THEMES

The Objectives and Policies within this document are centred on the following themes which evolved from the 2012 Parish Plan:

-  **Environment and Landscape**
-  **Community Facilities**
-  **Sport and Recreation**
-  **Transport**
-  **Employment**
-  **Development**

SUMMARY OF OBJECTIVES

Environment and Landscape Objectives:

- *To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the parish.*
- *To proactively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.*
- *To protect and encourage biodiversity within the parish.*
- *To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.*
- *To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.*
- *To identify opportunities for renewable energy generation with low visual and noise impact upon the landscape.*
- *To support initiatives for the transition to a low carbon future.*

Community Facilities Objectives:

- *To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.*
- *To improve parking provision across the parish.*

Sport and Recreation Objectives:

- *To encourage opportunities for improved outdoor sports and recreation facilities.*
- *To increase the recreational footpath and cycle network.*
- *To look for opportunities to provide bridleways.*
- *To encourage initiatives that will improve the health and wellbeing of parishioners.*
- *To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.*
- *To encourage a diverse range of sport and recreation facilities within the Parish.*

Transport Objectives:

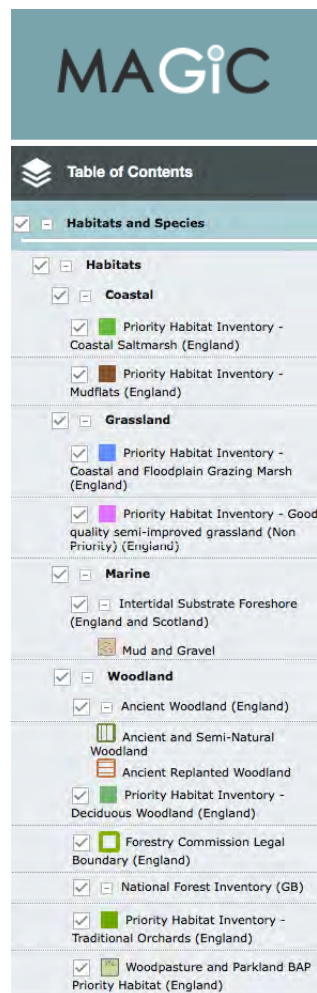
- *To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.*
- *To support transport links from Brixton to neighbouring villages, towns and Plymouth providing they are safe and sustainable.*

Employment Objective:

- *To support employment in sustainable and appropriate locations.*

Development Objectives:

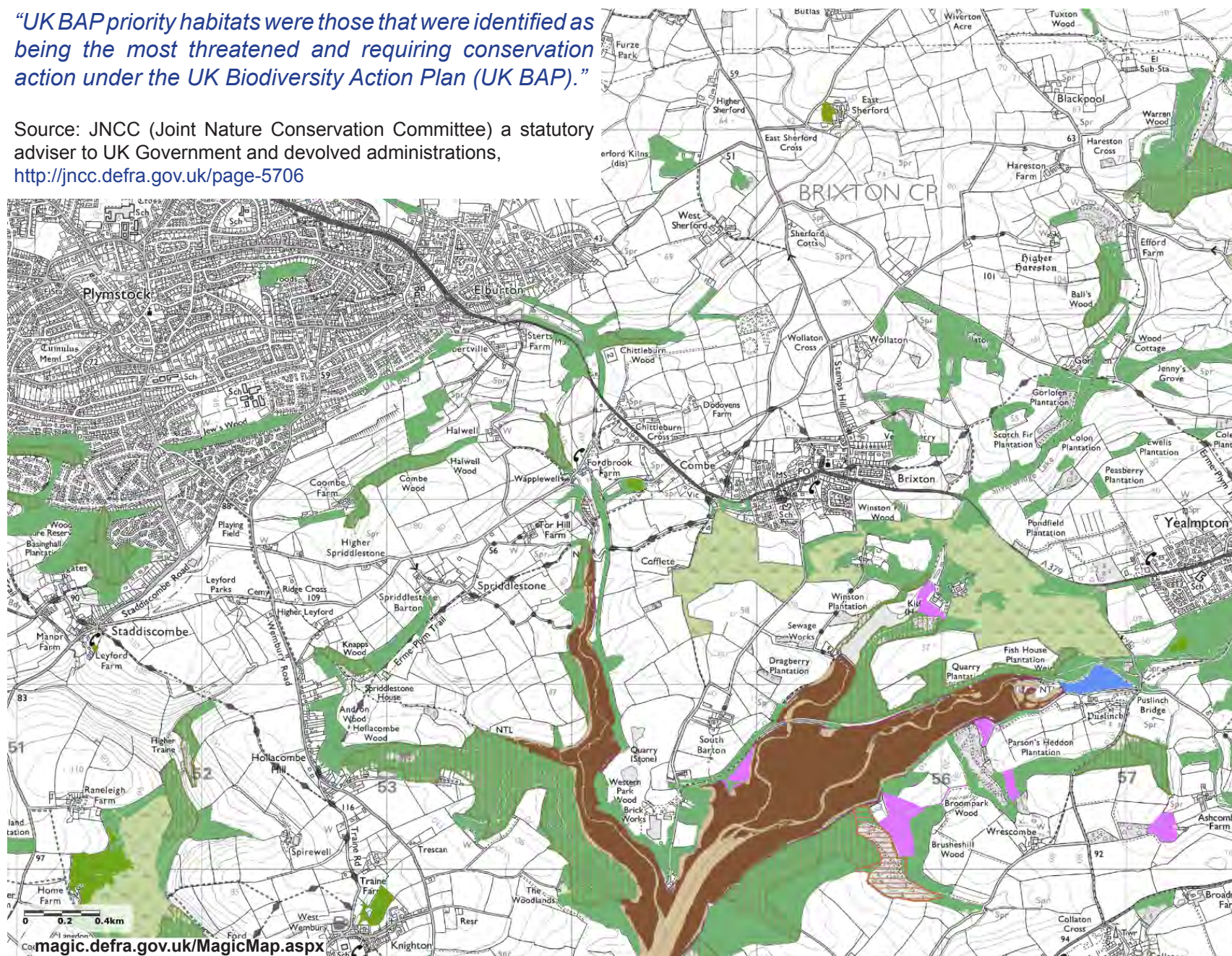
- *Development within the AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the South Devon AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances, together with a clear demonstration of significant community benefit.*
- *Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.*
- *Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.*
- *Suitable sites for the provision of off-street resident and visitor parking within Brixton village settlement boundary to be identified.*



Map/Data Source:
magic.defra.gov.uk

“UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).”

Source: JNCC (Joint Nature Conservation Committee) a statutory adviser to UK Government and devolved administrations, <http://jncc.defra.gov.uk/page-5706>



3.0 ENVIRONMENT AND LANDSCAPE

Background

3.1 Brixton Parish, situated within the South Hams District has historically been a rural, agricultural, area and it borders both the busy and growing city of Plymouth and the developing new town of Sherford, which alone will comprise 5,500 houses, employment areas, schools and shops.

3.2 The environment and landscape are characterised by the impact of long term agriculture which has provided productive farm land, both arable and grazing, together with peaceful parkland, which is part of the historic country estate of Kitley. The South Devon Area of Outstanding Natural Beauty (AONB) lies to the south on the A379 and includes the tranquil estuary of the River Yealm.

3.3 Steer Point on the River Yealm has been designated as a:

- **Special Area of Conservation (SAC)** for marine habitat (under European Regulations);
- **Site of Special Scientific Interest (SSSI)** for marine species;
- **Site of Special Interest (SSI)** for geology within Steer Point Quarry.

3.4 The southern boundary of Brixton Parish along the River Yealm and Cofflete Creek is part of Devon's Undeveloped Coast, Heritage Coast and contains County Wildlife Sites and Ancient Woodlands.

“Devon's Undeveloped Coast should be regarded as a finite resource for the enjoyment of everyone now and in the future. Local, Neighbourhood and Marine Plans should therefore include strongly-worded planning policies that establish a presumption against development within or affecting Devon's Undeveloped Coast unless it can be successfully demonstrated that it satisfies all of the following criteria:

- *Maintain the intrinsic character of the landscapes ¹ affected;*
- *Protect and enhance valued landscapes affected, giving great weight to conserving landscape and scenic beauty in National Parks, AONBs and Devon's Heritage Coasts ² ;*
- *Cannot be accommodated reasonably outside the undeveloped coast; and*
- *Take opportunities available, where reasonable, for improving public access to and enjoyment of the coast.”*

Source: Devon Landscape Policy Advice Group Note, 2013

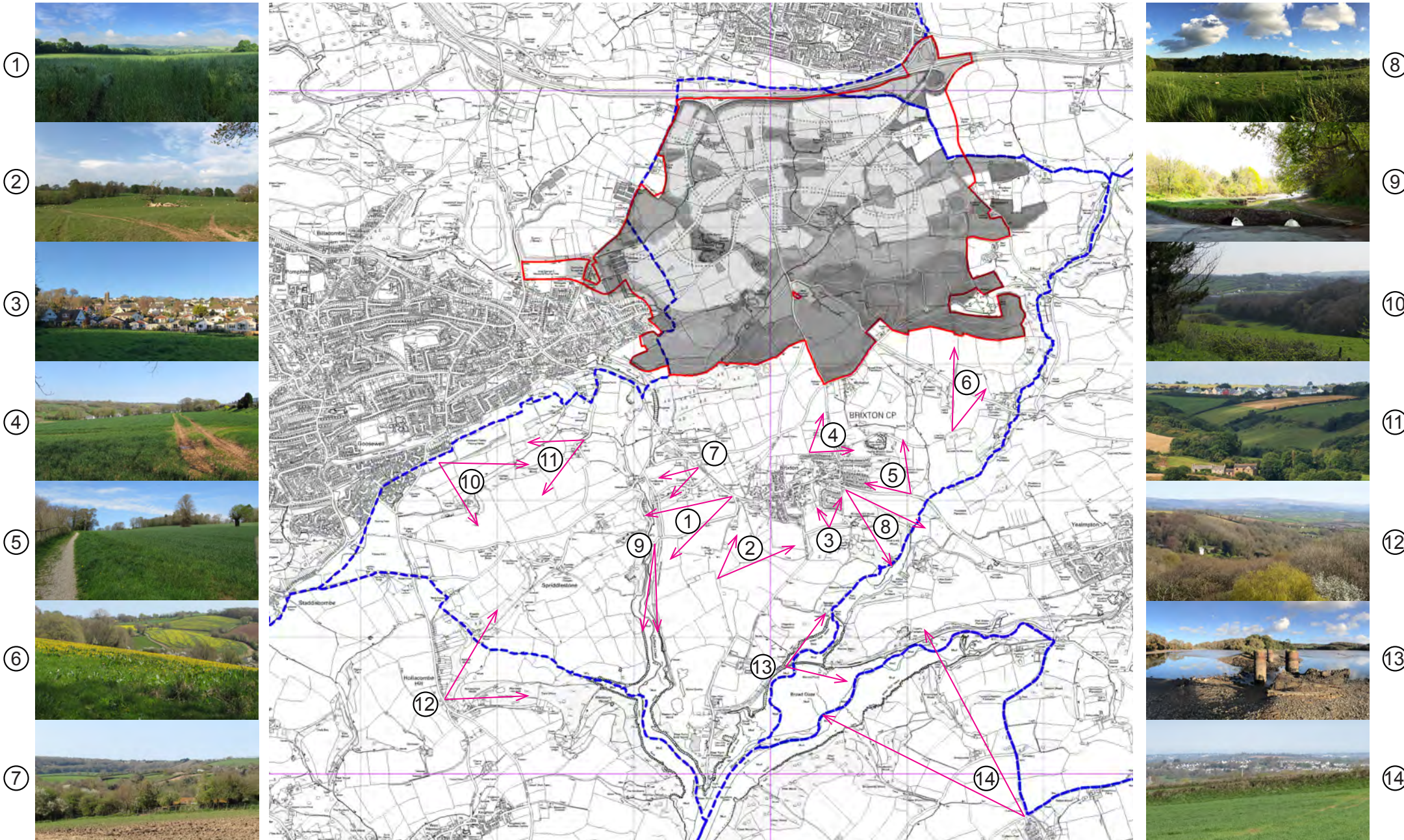
3.5 Throughout the parish there are areas of woodland designated on the priority habitat inventory (see Environmental Habitat Map Env Map 1).

3.6 The magnificent vistas across the Parish include the AONB towards the Yealm Estuary and far reaching views across rolling farmland (see Env Map 2). These views together with historic features, woodland and parkland are highly valued by the community characterising the tranquil, rural and special setting of the parish. The existing skyline and long uninterrupted views towards the village from the AONB are important and have been adversely affected by recent developments.

3.7 Given the proximity of Plymouth, the significant impact of the new town of Sherford, and the amount of housing approved and built in the parish since 2014, protection of the remaining landscape/countryside and environment in Brixton is paramount.

3.8 Without this protection there is a significant risk of encroachment and cumulative development which in time will destroy the important wildlife habitats, vistas, recreational spaces and open country side currently valued and enjoyed by Brixton residents and visitors.





3.0 ENVIRONMENT AND LANDSCAPE

Protecting the natural beauty and rural environmental heritage of Brixton Parish is considered of the highest priority by the local community and must underlie all land use planning decisions.

3.9 Land use planning in Brixton needs to minimise the impact on the environment and respect the many protection measures in place for wildlife, trees and plants. It must also ensure that heritage features such as historic buildings and structures, such as walls and bridges, are conserved.

3.10 During community consultation local residents voiced particular concern that the South Devon Area of Outstanding Natural Beauty must not suffer intrusion from housing development, and that the current open views around Brixton village are not compromised.

3.11 The route of the A379 between Brixton and Plymouth must not become an opportunity for ribbon development. A significant part of the land between Plymouth and Brixton is important and requires particular recognition to ensure that housing does not encroach on it.

3.12 As the UK energy system becomes increasingly decentralised there will be opportunities for renewable energy to be generated locally, allowing more value to be retained locally, particularly through community ownership and local supply at lower cost. Such local generation schemes will be supported as long as they are designed to minimise any visual, noise or other environmental impacts.

Environment and Landscape Objectives:

- To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the Parish.
- To pro-actively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.
- To protect and encourage biodiversity within the parish.
- To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.
- To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.
- To identify opportunities for renewable energy generation with low visual and noise impact upon the landscape.

Environment and Landscape Policies Env1 - Env9

Policy Intent Env1 and Env2

3.13 Policies Env1 and Env2 reflect strongly expressed opinions made during the community consultations of the need to reinforce the protection provided by the South Devon AONB Management Plan, whose planning guidance, adopted by the South Devon AONB Partnership “*seeks to conserve and enhance the special qualities of the AONB, yet also contributes to the sustainable use and management of the area’s rich natural and cultural assets*”.

3.14 The South Devon AONB comprises approximately 10% of the County of Devon. This small and highly valued nationally designated area has protected statutory status in recognition of the quality of its natural beauty.



Factors that contribute to Natural beauty:*

- **Scenic quality**
- **Relative wildness**
- **Relative tranquillity**
- **Natural heritage features**
- **Cultural heritage**



*The South Devon AONB Planning Guidance: 2.3 Defining Natural Beauty, paragraphs 36-37

Env1. DEVELOPMENT IN THE AONB.

No development shall be permitted that would harm the natural beauty and special qualities of the South Devon AONB. Any development must conserve and enhance the AONB and its setting, paying full regard to national and local strategic AONB policies and to the South Devon AONB Planning Guidance. This is particularly relevant in the case of cumulative impact of individual developments, and the preservation of tranquillity and biodiversity of the Yealm Estuary and Cofflete Creek environs.

Policy Evidence Env1

3.15 The National Policy Planning Framework (NPPF2019) para 172 states that great weight should be given to preserving the landscape and scenic beauty of the AONBs; and this is strongly supported in the Plymouth and South West Devon Joint Local Plan Dev25.

Planning for the South Devon AONB: Planning Guidance Version 1 (2017).

Env2. PROTECTING LOCALLY IMPORTANT VIEWS.

Development proposals should protect the important public open views across the South Devon AONB that define the setting and character of Brixton village and its eastern and western approaches, identified as views 1 and 8 on Env Map 2.

Policy Evidence Env2

3.16 Strong preferences were expressed in the community consultations on the vision, objectives and policies of the Brixton Parish Neighbourhood Plan to maintain the rural distinctiveness of Brixton village and to avoid encroachment from Plymouth to the West. This is consistent with the NPPF and the JLP policies which state for “sustainable villages” such as Brixton:

“4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated to support the principles of sustainable development and sustainable communities (Policies SPT1 and 2) including as provided for in Policies TTV26 and TTV27.”

JLP TTV1 Policy Para 4.

“It should be noted that Figure 5.8 does not include villages within AONBs. This is in acknowledgement of the great weight that should be given to conserving their landscapes and scenic beauty. However, neighbourhood plans may wish to bring forward positive allocations to meet local housing need where justified by an appropriate evidence base. Policy DEV25 sets out the policy approach to considering development proposals in AONBs.”

JLP TTV25 Para 5.165

3.17 Approximately 40% of Brixton Parish (excluding the land designated for the new town of Sherford) is within the South Devon AONB and therefore JLP TTV1 is particularly relevant in recognising the importance of the natural setting. There is likely to be continuing pressure for Brixton village to absorb further housing given its proximity to Plymouth. It is vital therefore, that the special natural rural environment is conserved, particularly at the western and eastern boundaries to retain the important identity of Brixton village and the neighbouring hamlets of Combe, Brixton Torr, Spriddlestone and Winston. The open views identified as Views 1 and 8 on Env Map 2 provide significant views over the AONB and protected woodland and should be protected.



3.0 ENVIRONMENT AND LANDSCAPE

Policy Intent Env3 and Env4

3.18 Policies Env3 and Env4 support the conservation and enhancement of natural habitat and biodiversity of the countryside and the Yealm Estuary. Brixton Parish is likely to come under pressure for expansion from Plymouth. Therefore, these policies support the vital importance of protecting and safeguarding the natural environment and habitats. This includes the existing prime farmland that is a vital component of the rural character of the Parish, contributing visually, ecologically and economically to the well being of the community.

Env3. PRIORITY HABITAT

(a) Priority Habitat throughout the parish as shown on Environment Habitat Map (Env Map1), will be protected and enhanced.

(b) Important woodlands are to be conserved and enhanced for their contribution to the character and bio-diversity of the parish. See Appendix 8: Env Map 6.

(c) No development that could result in pollution of the estuarine waters will be permitted.

Policy Evidence Env3

3.19 NPPF2019 Chapter 15 and JLP policies DEV26 and DEV28, state that Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area, and should avoid the loss or deterioration of woodlands, trees or hedgerows.

“UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP)”.

Extracted from Joint Nature Conservation Committee (JNCC) statutory adviser: UK Government and devolved administrations, <http://jncc.defra.gov.uk/page-5706>

Flood Risk and Water Quality

3.20 Sewage discharge into the estuarine waters of the Yealm from the sewage treatment plant, adjacent the river at Mudbank, Brixton, has occurred on numerous occasions in the last few years*, and surface runoff from recent developments has caused flooding to properties. Climate change is predicted to increase the risk of peak rainfall incidents, storm duration and associated flooding risks.

* Source DEFRA 2017

Env4. GREEN CORRIDORS

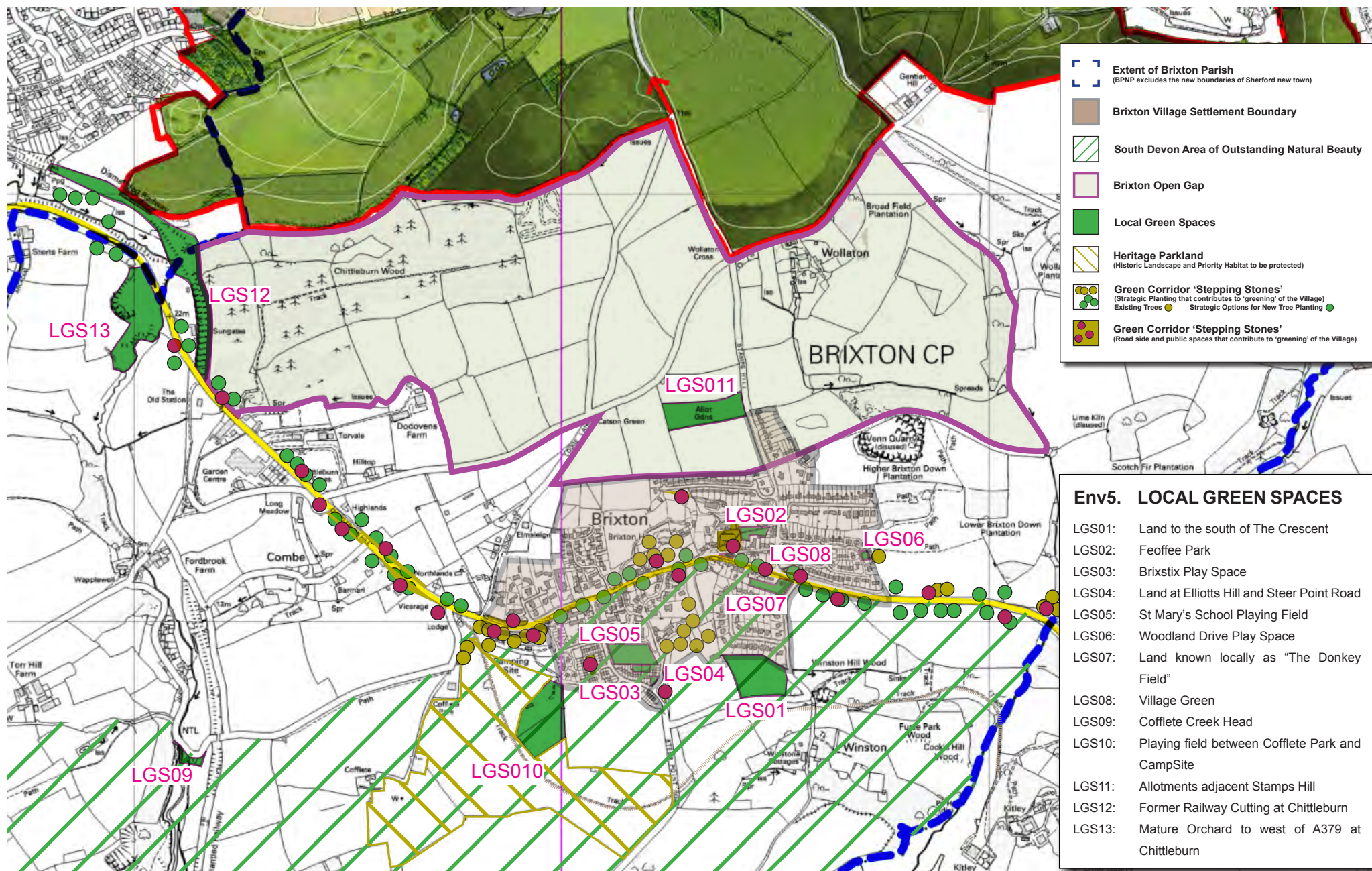
(a) A green corridor will be maintained for visual and ecological significance to protect against the further urban expansion east of Plymouth along the A379, and to safeguard the individual identities of Chittleburn, Combe, and Brixton village.

(b) Measures to improve the appearance of the A379 route through Brixton, particularly through measures such as tree planting and green landscaping, including Green Corridor ‘Stepping Stones’ will be supported. See Env Map 3.

Policy Evidence Env4

3.21 This policy is in support of the strongly expressed opinion during community consultations that the character of the village and settlements in Brixton Parish should be protected against urban or suburban encroachment, and that the rural nature of the parish must be protected. This is supported by the JLP policy PLY61 (Development in Plymouth’s urban fringe).





3.0 ENVIRONMENT AND LANDSCAPE

Policy Intent Env5

3.22 The Local Green Spaces (LGS) contribute to the quality of the built environment, supporting the physical and emotional wellbeing of our rural communities. LGS provide visual amenity, the opportunity for sport, recreation, leisure activities and play/learning.

Env5. LOCAL GREEN SPACES

The Local Green Spaces identified on Environment Policy Map Env Map 3 will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them :

LGS01:	Land to the south of The Crescent
LGS02:	Feoffee Park
LGS03:	Brixstix Play Space
LGS04:	Land at Elliotts Hill and Steer Point Road
LGS05:	St Mary's School Playing Field
LGS06:	Woodland Drive Play Space
LGS07:	Land known locally as "The Donkey Field"
LGS08:	Village Green
LGS09:	Cofflete Creek Head
LGS10:	Playing field between Cofflete Park and CampSite
LGS11:	Allotments adjacent Stamps Hill
LGS12:	Former Railway Cutting at Chittleburn
LGS13:	Mature Orchard to west of A379 at Chittleburn

Policy Evidence Env5

3.23 There is a need to protect and support a diverse and multi-functional network of green spaces. Green open spaces and play spaces are an integral part of sustainable communities. See JLP Dev 27. See Appendix 7 for selection criteria for Local Green Spaces..



Policy Intent Env6

3.24 Given the substantial amount of new housing within Brixton village since 2014, and the planned 5,500 houses being built in the northern third of the parish in the new town of Sherford, the area identified as Brixton Open Gap has been designated to provide a protected landscape zone to the north and west of Brixton village.

3.25 It is important to recognise that, during the development of Sherford, there may be commercial, technical or social pressures for the new town to encroach into the Community Park. The identified Brixton Open Gap, north of the village as indicated on Environment and Landscape Policy Env Map3, is therefore vital to protect the rural landscape character to the north and west of Brixton village.

3.26 The Brixton Open Gap will conserve the rural landscape from encroachment by Plymouth (Elburton).

Env6. BRIXTON OPEN GAP

The area identified as the Brixton Open Gap (Env Map 3) shall be safeguarded during the Plan period (2014-2034) except in the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community. In which case small numbers of well designed, sensitively located housing might be considered; in any event not before 2023 when the first review of this Plan is due. This review will also consider the development progress of Sherford and any impact on the Brixton Open Gap.

No development will be permitted that adds substantially to the cumulative impact of development in the village that will adversely impact on the social wellbeing and character of the village.

NON-DESIGNATED HERITAGE ASSETS

Non-Designated historic buildings and structures:
(full inventory to be the subject of a Project Action Plan)

Env Map 4

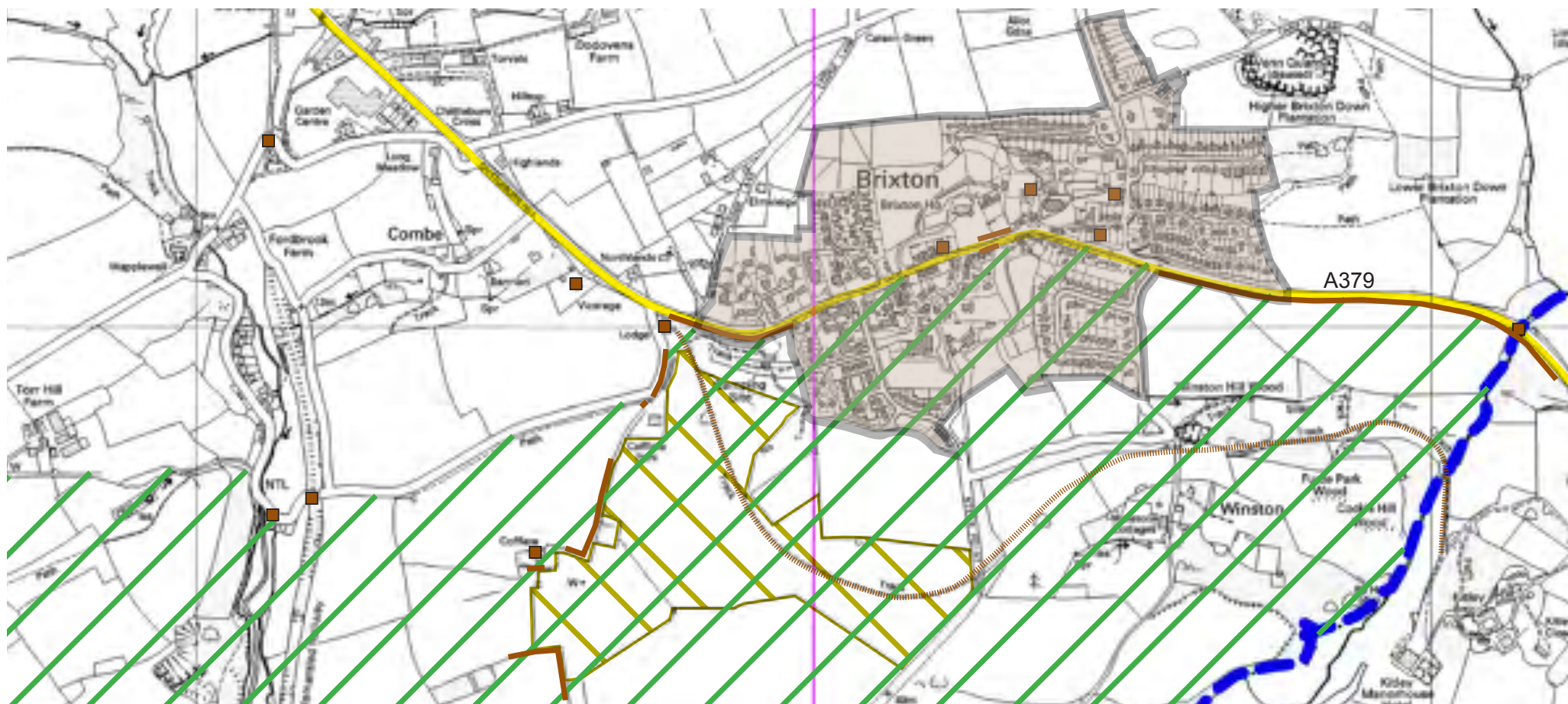


Non-designated historic buildings and structures will include the following examples:

Brixton Court (former vicarage)
Plymouth to Yealmpton railway line bridges
(including the remains of cylinder bridge)
Cofflete Creek ancient footbridge
Cofflete Lodge
Cofflete House stables and fish pond (remains of)

Cofflete House walled garden (remains of)
Former drive to Cofflete House/Kitley House
Cofflete Heritage parkland
Kitley Estate stone walling
Lane to Cofflete stone walling
Steer Point brickworks quay
Former walled garden to Brixton House
Former laundry to Brixton House

Dam at Mudbank
Manor Cottages
Old Road Cottages
Brixton Old School House
Former Inn 'Red Lion'
Bridge(s) at Silver Stream Way
Air raid shelters



For schedule of listed buildings refer to Historic England website: <http://www.britishlistedbuildings.co.uk/england/brixton-south-hams-devon#.Wd5LO0zMxE7>



3.0 ENVIRONMENT AND LANDSCAPE

Policy Evidence Env6:

3.27 In conjunction with the Env4 policy above, Env6 protects against urban or cumulative suburban expansion of Brixton village. See supporting JLP policies TTV26, TTV27, PLY61 and TTV25 para 5.165.

Policy Intent Env7

3.28 Much of the character of Brixton Parish has been influenced by a small number of significant land owners, in particular Kitley Estate. The legacy of these estates is still recognisable through historic features such as stone walling, bridges, drives, and lodge/gatehouses. Interwoven with these characteristics is the more traditional heritage including listed buildings such as St Mary's Church and the houses that form the core of Brixton village. There are 29 listed buildings in the Parish ranging from grander houses such as Brixton House, Higher Harestone and Spriddlestone House, to more modest terraced cottages and the war memorial by the church. Post-war development has largely taken place to the south and east of Brixton village with more recent development extending to the north.

3.29 The heritage structures of major estates make a significant contribution to the historic character and identity of Brixton Parish and must be protected.

Env7. DESIGNATED & NON-DESIGNATED HERITAGE ASSETS

Development proposals are required to avoid harm and must conserve, restore and enhance designated and non-designated historic and heritage assets (both above and below ground) and their settings.

Policy Evidence Env7

3.30 Historic England [www:historicengland.org.uk](http://www.historicengland.org.uk)
Plymouth and South West Devon Records Office (Local History)
Public Consultation and parish local heritage tours

Policy Intent Env8

3.31 To contribute to national policy on clean and sustainable energy. Initiatives in support of the transition to a low carbon future* will be supported.

* The Climate Change Act 2008 and HM Government "The Carbon Plan: Delivering our Low Carbon Future" December 2011. The 2015 Paris Agreement set expectations around the world for the transition to a low carbon future.

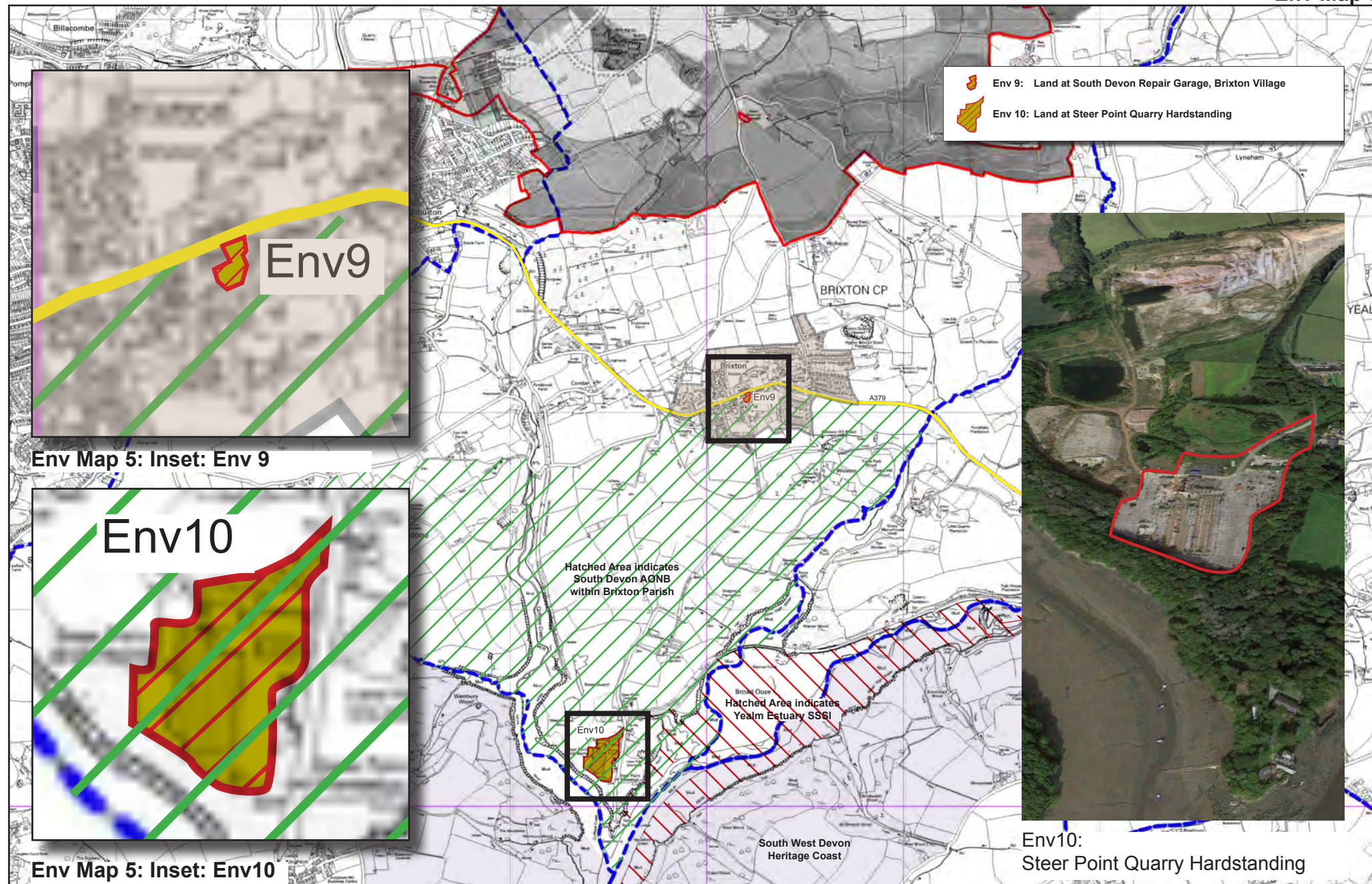
Env8. RENEWABLE ENERGY GENERATION

Community led renewable energy generation schemes will be supported provided they are designed to avoid harm to the South Devon AONB, local heritage, biodiversity, landscape, views and skylines, through noise or other nuisance and are appropriate to the setting of Brixton Parish.

Policy Evidence Env8

3.32 Community consultations identified support for Brixton Parish contributing to the country's renewable energy targets by supporting renewable energy schemes where their impacts are, or can be made, acceptable (i.e. minimising noise, visual intrusion). See supporting JLP policies DEV32, DEV33 and DEV34.





3.0 ENVIRONMENT AND LANDSCAPE

Policy Intent Env9.

3.33 The central location of this land in Brixton village is an important sizeable, flat, open area of land along the A379 corridor. The intent is to capitalise on the opportunity to contribute greatly to the character of the village and for its potential to provide public benefit.

Env9. SOUTH DEVON REPAIRS AND SALES GARAGE SITE

Located in the South Devon AONB, the land currently occupied by the South Devon Repairs and Sales Garage (Env Map 5) is of strategic value to Brixton due to its location at the core of the village and its open character within the setting of the AONB. Any development on this site must retain the open frontage to the A379 and the far reaching views over the AONB.

Policy Evidence Env9

3.34 The process of the Neighbourhood Plan and the appraisal of the consultation, including discussions with the landowner, has highlighted the need for quality public spaces and built environment within the village, which is adversely affected by heavy traffic on the A379 which divides the village in half.



Env9: Land at South Devon Repair Garage

Policy Intent Env10

3.35 The large area of concrete hardstanding, left over from the brickwork operations lies within a very environmentally sensitive location. The remnants of the brickworks are out of keeping with the landscape. Options for this brownfield site are being considered for development by the landowner. The future use of this site must be very carefully evaluated in terms of the context of its statutory landscape designations and future community benefit.

Env10. THE FORMER STEER POINT BRICKWORKS SITE

Any development of the hardstanding of the former Steer Point Brickworks, identified in Env Map 5, should be tightly controlled. Only sustainable development proposals to enhance the site will be considered and should take full account of the following factors:

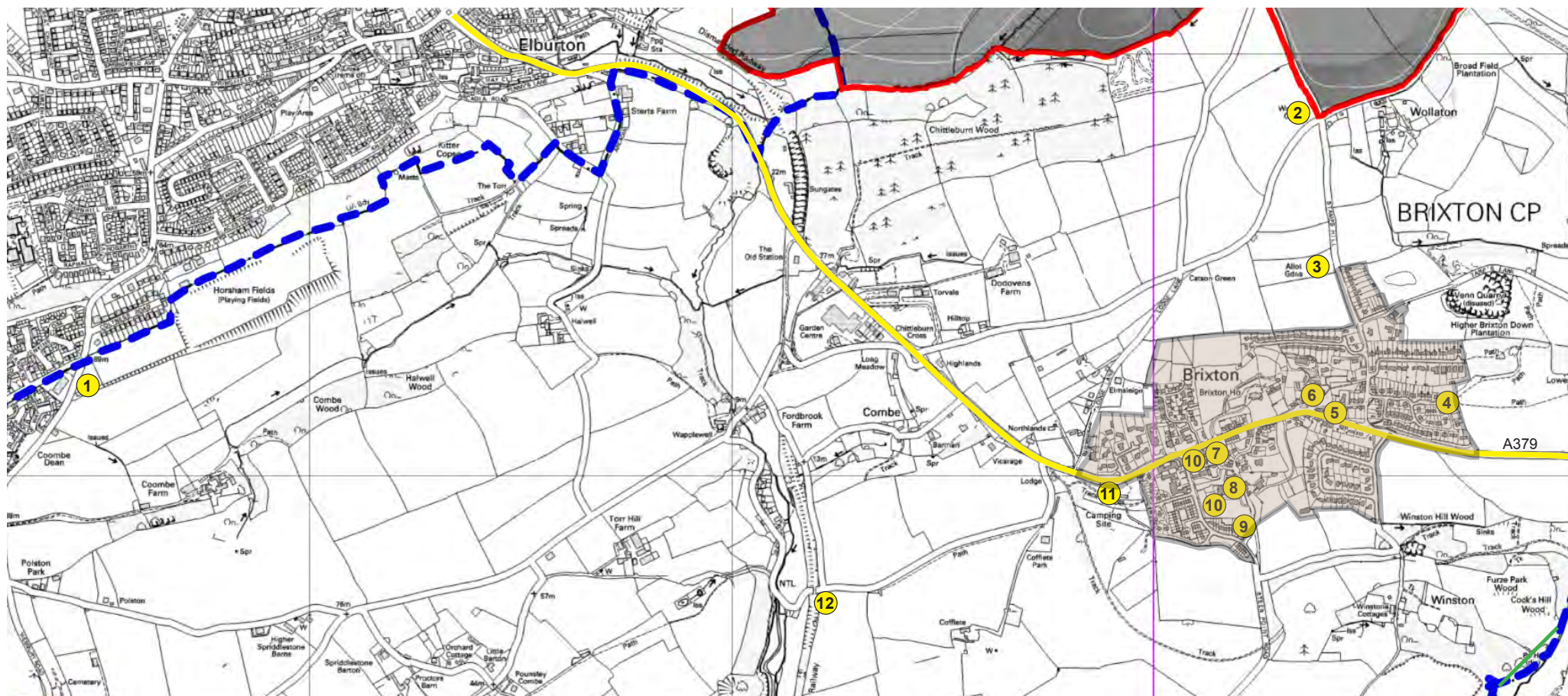
- (a) the site's location in the South Devon AONB, the designated Heritage Coast ¹ and the adjoining Yealm Estuary SSSI,²*
- (b) the site's isolated nature and location in relation to Brixton settlement,*
- (c) the unsatisfactory system of roads that serve the site and*
- (d) the potential of the site's redevelopment to bring substantial, sustainable benefit to the Brixton community.*

Evidence Env10

3.36 The public were consulted about possible future use of this site during community consultation. A wide range of ideas and opinions were expressed. On 18th November 2017, the landowner presented an initial development proposal to the community after the formal community consultation. Planning for the South Devon AONB: Planning Guidance Version 1 (2017).

¹ <http://gis.swdevon.gov.uk/CNET4914LIVE/CMFindIt/>

² <https://magic.defra.gov.uk/MagicMap.aspx>



- | | | | |
|----|----------------------------------|-----|--|
| 1. | Horsham Playing Fields Clubhouse | 7. | The Foxhound Pub |
| 2. | Brixton Community Composters | 8. | Brixton Community Centre |
| 3. | Stamps Hill Allotments | 9. | Brixstix Play Space |
| 4. | Woodland Drive Play Space | 10. | St Mary's School and Ladybirds Nursery |
| 5. | Post Office/Shop | 11. | 1st Brixton and Yealmpton Scout Hut |
| 6. | St Mary's Church | 12. | Proposed Cofflete Creek Amenity Space |

4.0 COMMUNITY FACILITIES

Background

4.1 There are a limited a number of indoor and outdoor amenity spaces and facilities in the parish that bring people together for sporting, recreational, social and leisure and spiritual wellbeing.

4.2 The indoor facilities in Brixton village include a community hall shared with the primary school and a dedicated community room. The use of the hall is well supported by the community for multiple purposes including badminton, dance, aerobics, short mat bowls, and yoga.

4.3 External space includes St Mary's school playing field and Plymouth Albion Oaks rugby pitches and club house which serve the local and wider community with a range of health/community/social related activities.

4.4 There is an existing network of public footpaths including a pedestrian/cycle path link with Yealmpton. There is limited access to the River Yealm.

4.5 Despite the huge increase in housing in the parish, the local facilities have declined, eg reduced hours in the Post Office/Shop and no Sunday bus service.

Community Facilities Objectives:

- ***To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.***
- ***To improve parking provision across the parish.***

Community Facilities Policies Cof1 - Cof3

Policy Intent Cof1 and Cof2

4.6 Cof1 and Cof2 identify existing and proposed community assets that contribute to the character, social cohesion and quality of life for the local community.

Cof1. ASSETS OF COMMUNITY VALUE*

The following local facilities should be protected and retained: St Mary's Church, The Post Office, The Foxhound Pub, The Scout Hut, St Mary's School and Ladybirds Nursery.

The loss or redevelopment of the these facilities will not be permitted without overriding justification. Where justification for change of use is claimed, at least one of the following must be demonstrated:

- ***that the facility has been or will be replaced with a similar one of equal or greater value to the local community;***
- ***that the facility is no longer needed by the community; or***
- ***in the case of privately owned businesses, that the facility is no longer financially viable.***

* Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012

Cof2. COMMUNITY FACILITIES

New development will be required to contribute, where appropriate, towards the provision or improvement of community facilities, in accordance with the Brixton Parish Project Action Plans and local priorities which could include but is not restricted to:

- ***a parish hall***
- ***off-street car parking/car park***
- ***visitor car park in the village***
- ***play spaces***
- ***allotments***
- ***footpath/bridleway/cycle path improvements***
- ***traffic speed mitigation***
- ***'greening' the A379 corridor***
- ***public river access***

Contributions can be either as a part of the development proposal or in the form of a financial contribution.



COMMUNITY FACILITIES



4.0 COMMUNITY FACILITIES

4.7 To provide further protection to the facilities listed in Policy Cof1, the Parish Council intends to apply to South Hams District Council to designate these as Assets of Community Value - See Appendix 5: Parish Project Action Plans.

Policy Evidence Cof1 and Cof2

4.8 Community consultations identified and supported the need for improved community facilities including, but not restricted to, improved visitor and resident parking, play spaces, traffic calming measures and greening of the A379. Suggestions have been put forward for a dedicated village hall for Brixton parish which requires further consultation.

4.9 JLP Policy under TTV2 states:

“5.16 The ability of our rural communities to connect with each other and the wider world is seen as a critical component of what we consider ‘sustainable’ to mean in the 21st century. Rural facilities that foster and maintain social interactions were given the highest priority by rural communities when consulted.....” For more detail of TTV2.

Policy Intent Cof3

4.10 Open space is important to people living in the parish for social interaction, health and wellbeing as well as contributing to and complementing the character of established rural settlements. Open landscaped spaces comprise active environments for children’s play and more restful areas such as Feoffee Park. Part of the improvement of open space for younger children has been the Brixton Play Trail linking Brixstix play space to Woodland Drive, catering for a wide range of ages. Designated new open and landscaped spaces are intended to provide additional opportunities for the community of all ages to enjoy open air, social interaction and informal activity.

Cof3. OPEN SPACE PROVISION IN NEW DEVELOPMENT

Developments of more than 5 homes shall prioritise the on-site provision of well designed, landscaped public space. Safe children’s play areas should be provided on site where appropriate.

Policy Evidence Cof3

4.11 In promoting healthy communities, The National Planning Policy Framework (NPPF2019), Chapter 8, para 91. identifies that:

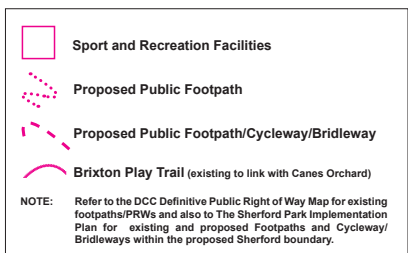
“91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; and.....

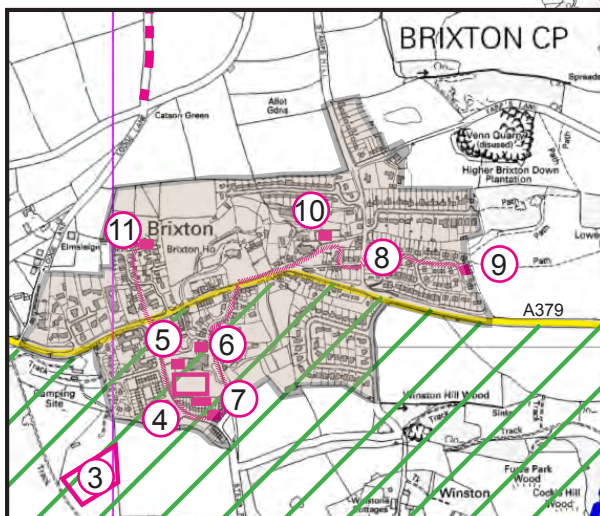
c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

4.12 The JLP Policy Dev1 recognises the importance of wellbeing: ***“Protecting health and amenity. Development proposals will be required to safeguard the health and the amenity of local communities.....”***

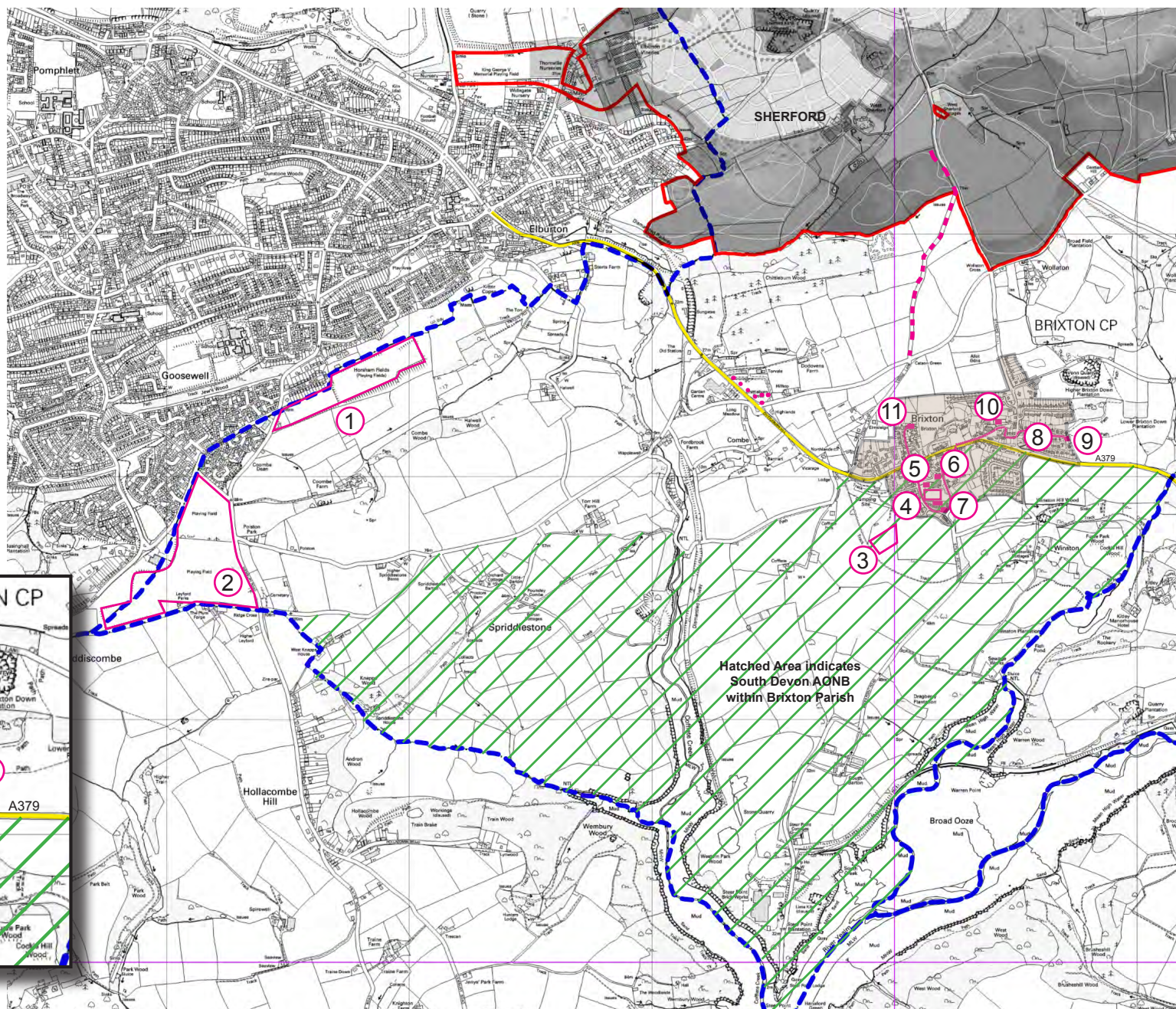




- ① Horsham Playing Fields
- ② Leyford Park Playing Fields
- ③ SB Frankfort Football Pitch
- ④ St Mary's School Playing Field
- ⑤ St Mary's School Sports Court/Play Area
- ⑥ St Mary's School Outdoor Swimming Pool
- ⑦ Brixstix Play Space
- ⑧ Brixton Play Trail
- ⑨ Woodland Drive Play Space
- ⑩ Feoffee Park
- ⑪ Canes Orchard Open Space



Sar Map 1: Inset 1 Brixton Village



5.0 SPORT AND RECREATION

Background

5.1 The community consultation events identified the desire for the provision of new and improved sport and recreation facilities. The parish is currently underserved with facilities to provide the wide range of activities for all ages to match the needs of the recently expanded parish population.

5.2 A Sport and Recreation Plan is being prepared to take account of the preferences expressed by the community. The following policies anticipate this plan and include improvement of facilities for walking, cycling and access to the Yealm Estuary.

Sport and Recreation Objectives:

- *To encourage opportunities for improved outdoor sports and recreation facilities.*
- *To increase the recreational footpath and cycle network.*
- *To look for opportunities to provide bridleways.*
- *To encourage initiatives that will improve the health and wellbeing of parishioners.*
- *To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.*
- *To encourage a diverse range of sport and recreation facilities within the Parish.*

Sport & Recreation Policies Sar1 - Sar3

Policy Intent Sar1, Sar2 and Sar3

5.3 Informal recreational opportunities and access to quality sports facilities for all age groups and abilities is key to supporting our healthy active community. The development of new and enhanced recreational provision, including footpaths, will need to be delivered to meet the our current and future needs.

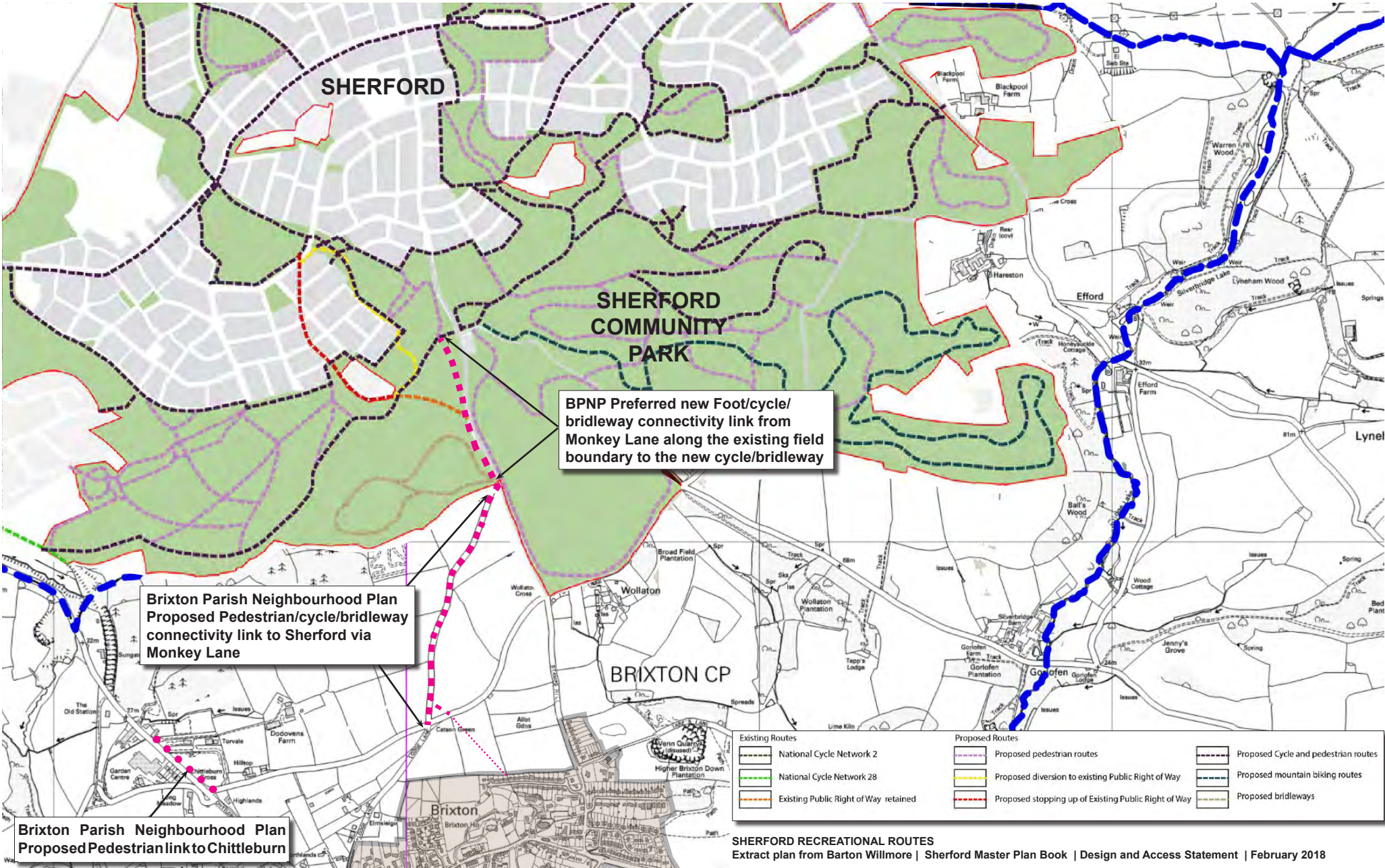
Sar1. SPORT AND RECREATION FACILITIES

Public open space, private outdoor sports grounds, school playing fields, play spaces and allotments as identified on Policy Sar 1 Map, shall be protected and retained in that use. Only development directly associated with and necessary for their improvement will be permitted unless:

- (a). an alternative and improved provision is provided that retains its original functional requirements for existing and future users; and***
- (b). the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area.***



Horsham Playing Fields



5.0 SPORT AND RECREATION

Sar2. (a.) PUBLIC RIGHTS OF WAY AND BRIDLEWAYS

Development that will enhance or extend the footpath, bridleway and cycle network will be supported, providing it meets other policy requirements. Proposals will be particularly welcome which will improve those routes identified in the Sport and Recreation Plan

(b). Recreational connectivity with Sherford and the Community Park shall be provided by a designated pedestrian, cycle and bridleway route along Monkey Lane. Improvements for non-vehicular recreational access to Monkey Lane will be supported.

c). A new footpath shall be provided between Hilltop Lane, and the junction of Dodovens Farm access with the A379 at Chittleburn. Refer to Sar Map2 and Tpt Map1 .

Sar3. RIVER YEALM AND COFFLETE CREEK

Development that will enhance public access to the River Yealm and/or Cofflete Creek will be welcomed and permitted, providing it meets other policy requirements.

Policy Evidence Sar1, Sar2 and Sar3

5.4 JLP Policy Dev 3 promotes the enhancement of existing and provision of new public rights of way. The community questionnaire evidenced increased demand across the Parish for a wider range of sports facilities, including more space for outdoor sports and facilities for water activities.

See Community Questionnaire June 2016 and subsequent Report:

http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx

Policy Sar2 b is deliverable to the edge of Sherford Community Park and

Policy Sar2 c could be delivered through Emp2 b.



Policy Intent Sar4

5.5 To enhance existing and provide new facilities.

Sar4. NEW SPORT AND RECREATION FACILITIES

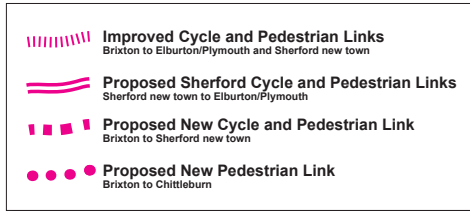
New development will be required to contribute, where appropriate, to existing and the provision of new sport and recreation facilities as identified in the Brixton Parish Sport and Recreation Plan.

**See Appendix 5: Parish Project Action Plans*

Policy Evidence Sar4

5.6 JLP Policy Dev 3 resists the loss of existing and supports the creation of new or improved sport and recreation facilities.





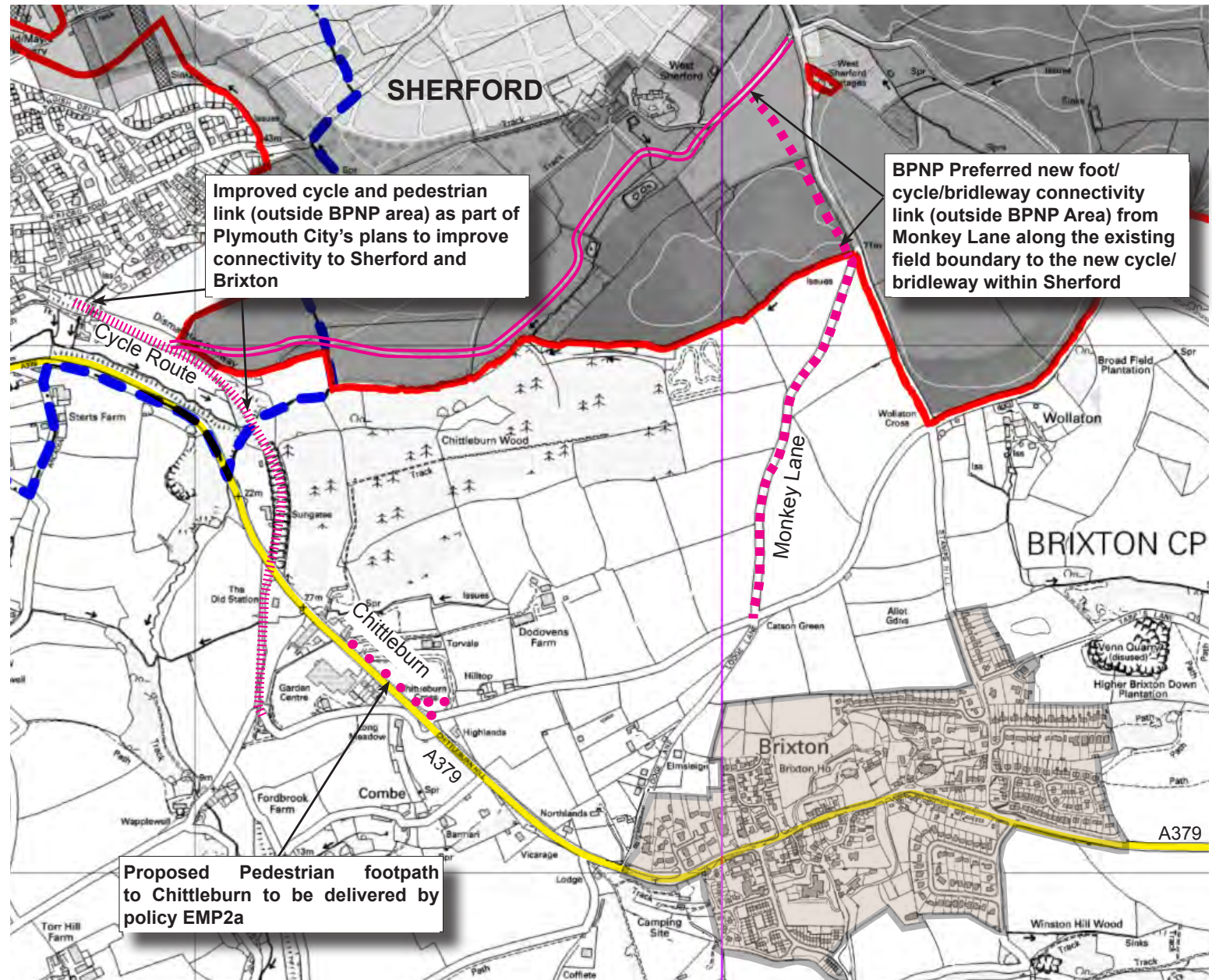
Cycle Route Improvements (Elburton)



Proposed cycle/bridle link at Monkey Lane



Proposed Footpath at Chittleburn



6.0 TRANSPORT

Background

6.1 Although the JLP aims to encourage more walking and cycling it is recognised that a rural neighbourhood like Brixton will continue to have a high level of dependency on car ownership. This is the result of the limited and infrequent bus services in the area, compounded by the limited service during the peak morning and evening periods and no Sunday service. There are very limited options for safe cycling or pedestrian routes beyond the village centre.

6.2 Evidence gathered from the Brixton Parish Community Survey 2016 and Brixton 2011 Census indicates a higher percentage of car ownership per household than the Devon and National averages (typically 1 to 2 cars). Parking was repeatedly raised as a major concern during public consultations. The increase in on-street parking in recent years represents a safety risk to pedestrians and other road users. It presents a challenge to access for service and delivery vehicles on the main arterial road between Plymouth and Kingsbridge. There is also a shortage of parking for visitors and residents in Brixton village centre. Parking is not a new issue - a village car park was identified as a requirement in the 1992 South Hams District Council Local Plan para 4.10. For policies relating to parking see BPNP Policy Dev5. It is essential that new developments provide adequate parking for residents and their visitors.

Transport Objectives

- ***To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.***
- ***To support safe and sustainable transport links from Brixton to neighbouring villages, Plymouth and Sherford.***



Transport Policies

Policy Intent Tpt1

6.3 Transport between Brixton and neighbouring communities including Plymouth and Sherford is overly dependent on private cars. Provision of cycle and footpath routes is poor and needs to be improved. Land use planning must take account of and support the development of better and safer transport routes.

Tpt1. SUSTAINABLE MODES OF TRAVEL

Development should be designed to enable and encourage the use of sustainable modes of transport. Non-residential developments shall provide suitable secure cycle racks.

6.4 See projects listed under Appendix 5: Sport and Recreation, which includes: i) to complete the un-surfaced footpath and cycle route from Brixton to Elburton to join the projected route from Sherford into Plymouth, ii) to provide the Monkey Lane link to Sherford and iii) to provide the footpath from Hilltop Lane to Chittleburn.

6.5 Highway improvements which mitigate the impact of the ever increasing volume of traffic flow and speed will be sought.

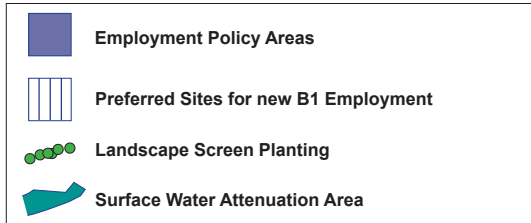
Policy Evidence Tpt1

6.6 JLP policy DEV29 relates to the need for development to contribute to the achievement of high quality and safe transport systems in the area.

6.7 Responses to the community questionnaire and comments during consultation have revealed major concerns about the unsafe roads and the lack of safe pedestrian and cycle access to neighbouring centres.

EMPLOYMENT

Emp Map 1



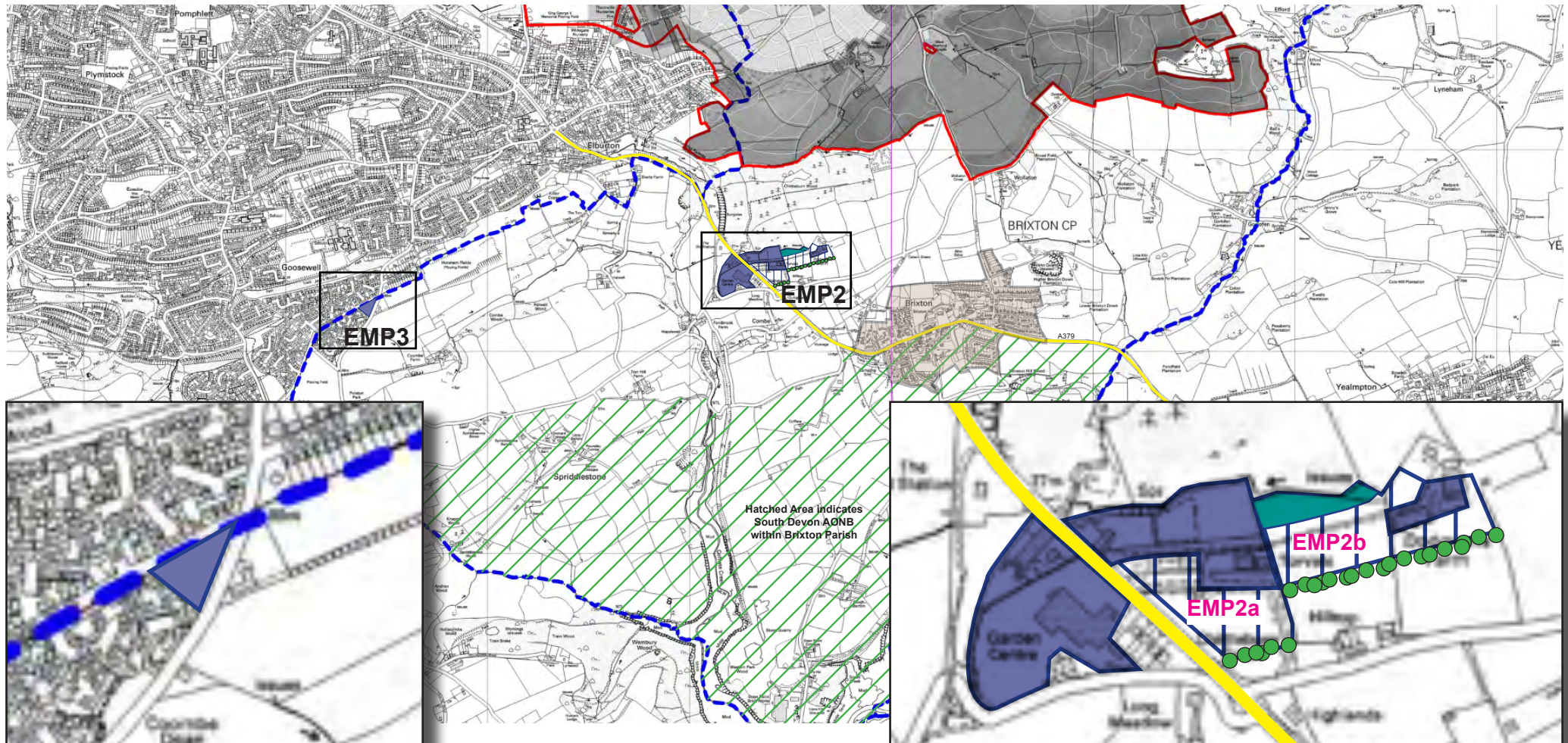
Staddiscombe Service Station/Supermarket



Rodgers Garage and Car Sales



Otter Garden Centre, Rodgers Garage, Chittleburn Business Park and Dodovens Farm



Emp Map 1: Inset 1: Policy EMP3

Emp Map 1: Inset 2: Policy EMP2

7.0 EMPLOYMENT

Background

7.1 A variety of existing businesses in Brixton Parish offer a range of employment opportunities, mainly agricultural, retail, health and social care and education. The well established employment area at Chittleburn supports a number of businesses including major employers at Otter garden centre and Rodgers Garage.

Employment Objective

- ***To support employment in sustainable and appropriate locations.***

Employment Policies Emp1 - Emp4

Policy Intent Emp1, Emp2 and Emp3

7.2 To ensure that existing employment premises are retained and that there are opportunities to expand local employment in a wide range of sectors.

Emp1. EXISTING EMPLOYMENT LAND

The change of use of existing employment land will not be permitted unless there are overriding demonstrable community benefits from doing so, or there is no reasonable prospect of the site being used for employment use in the future.

Emp2. CHITTLEBURN/DODOVENS FARM EMPLOYMENT AREAS

(a) Within the existing employment area at Chittleburn, the change of use resulting in the loss of land or premises from employment use will not be permitted.

(b) The identified sites EMP2a and 2b (as shown in Inset Map Emp1: Inset 2) in the vicinity of Dodovens Farm/Chittleburn Business Park are preferred for B1 light industrial development to complement the existing businesses already operating at this location and Chittleburn.

In addition to other policy requirements sites EMP2a and 2b will be required to deliver:

- ***The footpath link from Hilltop Lane to Chittleburn***
- ***Suitably designed car parking in terms of numbers and visual impact mitigation***
- ***Maintain existing Screening landscaping along the A379 and provide new tree/hedgerow screening along Hilltop Lane and to the proposed southern edge of Dodovens Farm.***
- ***Buildings shall be integrated into the landscape to mitigate visual impact from public view points***
- ***Attenuation of surface water to prevent flooding of the stream on the northern boundary of Dodovens Farm.***

Emp3. STADDISCOMBE EMPLOYMENT AREA

Employment Policy Area at Staddiscombe Service Station/ Supermarket . See Map Emp1: Inset 1.

The site at Carrollsland/Wembury Road and Staddiscombe Road shall be retained in use for the existing supermarket/petrol filling station or, should that cease to operate, for A1 or B1 uses only. Other changes of use will not be permitted.

Policy Evidence Emp1, Emp2 and Emp3

7.3 JLP policies DEV 14-15: Supporting the rural economy. Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The community questionnaire and public consultation confirmed widespread support for retaining existing business use of premises and providing new, particularly on brownfield sites. NPPF2019 Chapter 6 paras 83&84: 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.





7.0 EMPLOYMENT

Policy Intent Emp4

7.4 The relationship to the South Devon AONB, access to the countryside and the proximity to Plymouth City provides attractive and varied opportunities for visitors. Brixton Parish's limited tourism facilities must therefore be conserved and improved. The community values the existing tourism facilities for their local employment opportunities and contribution to the local economy.

Emp4. EXISTING RECREATIONAL AND TOURISM FACILITIES

Existing recreational and tourism facilities shall be retained for that use. Only improvements directly associated with and necessary for their viability will be permitted unless:

- (a) alternative and improved provision will be made in a location well related to the functional requirements of that use; and*
- (b) the proposal would not result in the loss of, or harm to, an area important for its contribution to recreation and tourism.*

Policy Evidence Emp4

7.5 As Policies Emp1-Emp3 and Community Questionnaire June 2016 and public consultation.



Canes Orchard and Venn Farm

Phase 1: 27 Constructed,
Phase 2a: 17 Constructed
Phase 2b: 17 Outline Planning Approval
Phase 3: 28 Full Planning Approval
(89 houses in total).

Lodge Lane

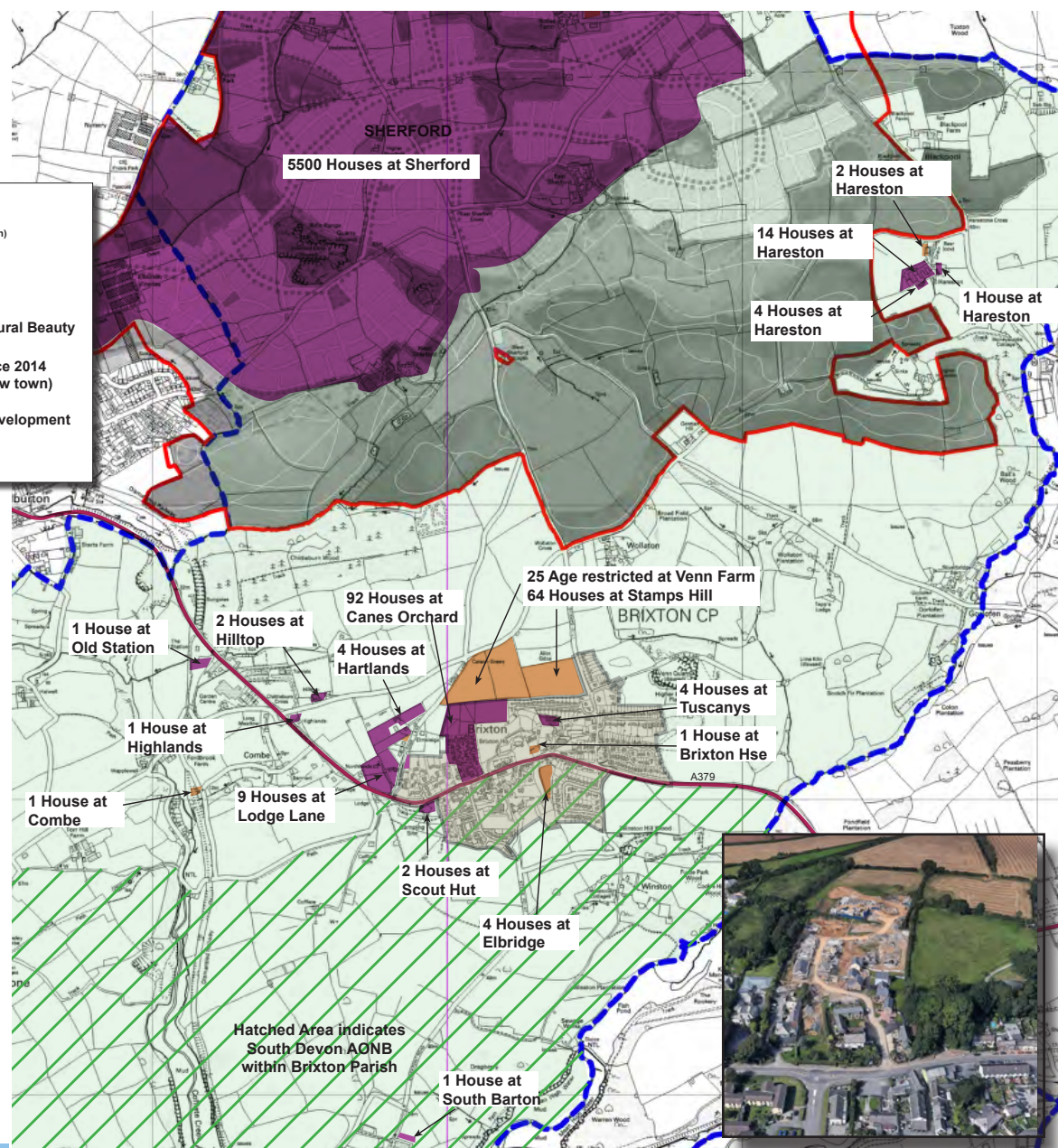
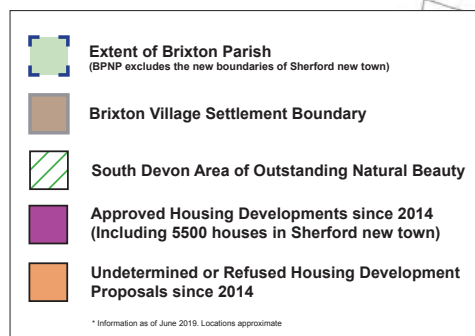
5: Northlands: Constructed
2: Three Corners: Constructed
1: Old Coach House: Constructed
1: Sandaway: Full Planning Approval
4: Hartlands: Full Planning Approval
(13 houses in total).

4: Tuscany's: Constructed
2: Scout Hut Site: Outline Approval
14: Hareston Barns: Constructed
1: Station House, Chittleburn: Full Planning Approval
1: South Barton Farm: Full Planning Approval
1: Hareston Manor Barn: Full Planning Approval
2: Hilltop, Chittleburn Hill: Outline Approval
1: Highlands, Chittleburn Hill: Outline Approval
1: Hareston Barn: Full Planning Approval

129 total Planning Applications Approved

1: Greenfields, Lodge Lane: Planning Application Refused
5: Butlas Farm: Planning Application withdrawn
5: Elbridge House: Planning Application Refused
64: Stamps Hill application Refused and withdrawn at Appeal
25: (circa) Venn Farm 55+ non-determination dismissed at Appeal
1: Brixton House walled garden: as yet un-determined
1: Combe Lane: Planning Application Refused
2: Hareston Barns: Part Q un-determined
1: Polston Park: un-determined

105 total Planning Applications Refused or Undetermined



Inset Photo: Phase 1 Canes Orchard

* Information as of June 2019

8.0 DEVELOPMENT

Background

8.1 The character of Brixton has been irrevocably changed from its historic dense, organic form, tightly clustered along the A379 to indistinctive suburban development in the latter part of the 20th century and more recent development. This extensive growth does not complement the historic settlement pattern, local materials, or the special location within the South Devon AONB, or provide good design of public realm. The cumulative impact of these changes has diminished the built rural character across the Parish, most particularly in the village.

8.2 Since 2014, 121 houses (including 24 affordable homes exceeding the identified numbers in the 2016 Brixton Parish Housing Needs Survey) have been approved or constructed within Brixton Parish, most of which have been concentrated in the village, extending outside the settlement boundary. This recent expansion of the northern edge of the village has had a marked impact on the character of the village.

8.3 This rapid rate of change has resulted in progressive urbanisation of the parish and an increase of around 25% in housing in Brixton village over a very short period. Despite the increase in population, community facilities have reduced. The community is therefore demanding stronger protection from housing developments. However, Affordable Housing for local people in perpetuity is a high priority.

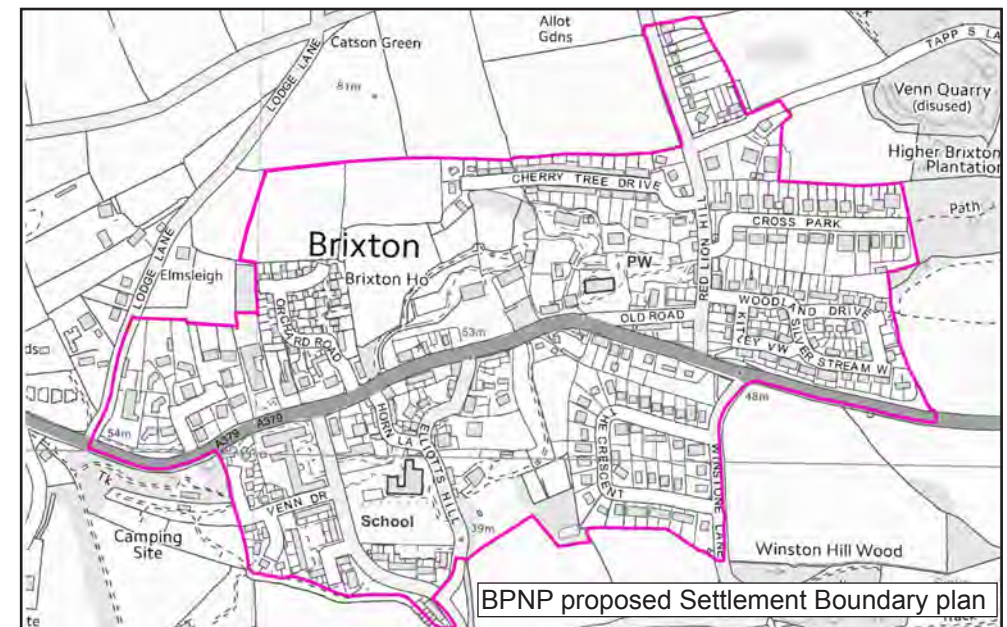


Development Objectives

- ***Development within the South Devon AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances together with a clear demonstration of significant community benefit.***
- ***Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.***
- ***Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.***
- ***Suitable sites for the provision of off-street resident and visitor parking within Brixton village settlement boundary to be identified.***

Brixton Village Settlement Boundary

8.4 The village settlement boundary for Brixton has been amended to include the land with extant planning permission for residential development of Phase 3, Canes Orchard (Venn Farm).



Development policies Dev1 - Dev8

Policy Intent Dev1 and Dev 2

8.5 Recent developments have given little regard to the importance of public realm, layout and quality. Future development will be required to address these significant design shortcomings. Housing will comply with the Department of Communities & Local Government “Technical housing standards – nationally described space standard.” *

Dev1. DEVELOPMENT WITHIN SETTLEMENT BOUNDARY
Within the settlement boundary the scale, density and character of development shall be in keeping with the site and its surroundings and shall cause no adverse impacts on natural or historic assets; important views; outlooks or skylines; local amenity; traffic; parking or safety.

Dev2. DESIGN
All new development must be of high quality and appropriately designed for the context in which it is proposed, with respect to its neighbours and the rural character of Brixton village and across the Parish. Development shall take into account topography, layout, building orientation, massing, landscaping, public green space and associated public realm, to minimise visual, ecological and social impact.

Policy Evidence Dev1 and Dev2

8.6 JLP Policies DEV 8,20, 24,25,30 and TTV 1, 24, 25, 26, 27; especially TTV25 para 5.165

*Nationally Described Space Standards within JLP Policy DEV 10 point 5 Planning for the South Devon AONB: Planning Guidance Version 1 (2017)



Policy Intent Dev3

8.7 There are examples of non-designated heritage assets within the Parish that contribute to the local character and sense of place, and are not protected by statutory listing. It is important to protect these historic features.

Dev3. CONVERSION & RESTORATION OF NON-DESIGNATED HERITAGE ASSETS

Appropriate and sensitive restoration or conversion that secures a viable long-term future for a non-designated heritage asset, which would otherwise be lost, may be permitted.

Policy Evidence Dev3

JLP Policy DEV21: **Development affecting the historic environment**

Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:

- 1. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact.*
- 2. Great weight will be given to the conservation of the Plan Area’s designated heritage assets. Where development proposals will lead to any harm to the significance of a designated heritage asset, they must be fully justified against.....*
- 3. Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will only be permitted where it can be justified on the basis of a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.*

8.0 DEVELOPMENT

Policy Intent Dev4

8.8 Moving towards a low carbon future, it is imperative to capitalise on renewable energy and energy efficiency (orientation, thermal mass and insulation etc).

Dev4. DESIGN AND RENEWABLE ENERGY

Design, where appropriate, shall optimise the orientation of new development to capitalise on solar energy to reduce energy consumption. Development comprising the use of renewable energy and low carbon materials will be encouraged where it does not harm the character and appearance of the Parish and the landscape.

Policy Evidence Dev4

8.9 Government policy and national guidance: The Climate Change Act 2008 and HM Government "The Carbon Plan: Delivering our Low Carbon Future" Dec 2011.

Policy Intent Dev5

8.10 Recent developments in Brixton village have given little regard to the importance of providing off street parking resulting in logistical and social problems not helped by the lack of on-street parking. Given the rural location and under-investment in public transport, the reliance on private car use has increased.

8.11 Developments must provide adequate space for off street parking (including electric car charging points) for residents/visitors that can be re-purposed if required.

Dev5. CAR PARKING

To ensure that pressure on existing on-street parking is not increased all new developments should where appropriate include well designed off-street parking and cycle storage for residents and visitors.

In residential developments at least 2 parking spaces should be provided for 2 bed properties, with a further additional parking space for properties with more than 3 bedrooms. For properties of 6 bedrooms or more, at least 4 parking spaces should be provided. Garages will not normally be counted as parking spaces.

Policy Evidence Dev5

8.12 Representations to the Parish Council have drawn attention to the inadequacy of parking provision in new developments. This inadequacy has resulted in significant safety concerns (parking on the pavement and insufficient space for emergency services and deliveries), social tension through lack of parking spaces, and negative visual impact for the residents of, and visitors to, these new housing schemes.

8.13 The principle of this policy has been adopted in other Neighbourhood plans most recently in the adopted NP of the neighbouring parish of Newton and Noss ref:Policy NP3-5 d.

Policy Intent Dev6

8.14 Recent developments have had a major cumulative impact on the rural character of the village. The historic lack of a 5 year housing land supply has pushed development well beyond the defined settlement boundary of Brixton. This policy aims to ensure that future development is controlled and is respectful of the village character in terms of scale and numbers.

Dev6. DEVELOPMENT IN BRIXTON VILLAGE

Development in Brixton village will be limited in line with its status as a sustainable village in the AONB. Any development should respect its character and local distinctiveness, ensure adequate supporting infrastructure is provided and support and/or enhance existing community facilities





8.0 DEVELOPMENT

Policy Evidence Dev6

8.15 The magnitude of increase in housing within a short time scale has changed the identity of the village and its community. This **continuous uncertainty** of speculative development in an otherwise healthy and happy place to live is starting to have a serious impact on the psychological wellbeing of the community. This is evidenced in Community Survey and Parish Council responses to recent large scale planning applications.

Policy Intent Dev7

8.16 Any infill* sites within the settlement boundary of Brixton village should conform to the Development Policies in this Plan to maintain the rural identity of the village.

*Definition of Infill¹: "Infill development is development or redevelopment of land that has remained vacant, or is underused as a result of the surrounding development".

8.17 For the purposes of the Brixton Parish Neighbourhood Plan, the definition of infill relates to land comprising relatively small gaps between existing buildings ('https://www.planningportal.co.uk/directory_record/305/infill_development) within the defined settlement boundary of Brixton village, which are readily accessible to the existing infrastructure services and facilities.

Dev7. INFILL DEVELOPMENT

Any proposed infill within the village settlement boundary will be required to meet the following criteria:

- (a) It is sensitive to the history/background of the site***
- (b) Existing non-designated historical features are retained***
- (c) Where an infill site immediately adjacent the A379 is identified for redevelopment, the open character of the site must be retained as part of any plan for its future use. This will preserve the important breaks in the pattern of buildings that contribute to the rural village identity and provide views across the AONB.***

Policy Evidence Dev7

8.18 The process of the Neighbourhood Plan and the appraisal of the consultation has highlighted the need for enhancing the quality of the built environment within the village, which is adversely affected by heavy traffic on the A379.

Policy Intent Dev8

8.19 In March 2018, South Hams District Council brought forward land within Brixton village settlement boundary for affordable/community housing. Policy Dev8 is to ensure any housing on this site is provided for local people, indefinitely.

Dev8. AFFORDABLE HOUSING

The land identified on Dev Map 2, in the ownership of South Hams District Council, is allocated for Affordable Housing for local people in perpetuity. The affordable housing provision should be based on the latest available survey of housing needs. Any loss of hedgerows and trees must be mitigated through the design and layout and respect of the sensitive setting of AONB.

Policy Evidence Dev8

8.20 Housing Needs Survey 2016 identified the requirement for 29 affordable and open market homes which have already been delivered by existing developments. In March 2018 Brixton Parish Council supported the proposal for community housing.



Dev 8: Land for Affordable Housing, Steer Point Road

DELIVERING THE PLAN

The Brixton Parish Neighbourhood Plan will be delivered over a period of twenty years (2014-2034). It is a document that provides policies for the future of the Parish based on the collective views of the community. The policies encompass community facilities, the environment, development, employment, sport and recreation and transport across the parish.

1. The policies contained in this Plan complement the Plymouth and South West Devon Joint Local Plan (JLP) providing a platform to work together in facilitating, promoting, and delivering beneficial developments and improvements in Brixton Parish. Conformity between the plans will be key to delivering any future housing and employment requirements in the Parish.
2. The policies and supporting information in this Plan will be material considerations in determining all planning applications in the parish. Both the District and Parish Councils will assess planning applications against the policies of the Neighbourhood Plan alongside those of the JLP to ensure that the aspirations of the community, as set out in this Plan, are being met.
3. The Parish Council will annually review the impact and effectiveness of these policies against the resultant outcome of planning application decisions made by the District Council during that year.
4. This Plan is a living document. Brixton Parish Council, through the Brixton Parish Neighbourhood Plan group, will regularly monitor and formally review it every 5 years (2024, 2029, 2034) so that it is up to date and relevant for the community.



PARISH PROJECT ACTION PLANS

The following is a summary of Parish Project Action Plans. These plans do not form part of the Neighbourhood Plan but have been developed from community consultation to be implemented via the Parish Council and volunteer working groups and will be subject to further public consultation:

1. To improve existing and provide new footpaths, cycle and bridleways.
2. To undertake an historic appraisal of Brixton village with a view to defining and designating a village Conservation Area.
3. To support the provision of recycling facilities at Catson Green Community Composting.
4. To secure the land at former Cofflete Mill, owned by SHDC, as a community amenity area.
5. To investigate, with St Mary's School, possibilities for public use of their swimming pool.
6. To support greater use of St Mary's church for community events.
7. To instigate a programme of tree planting and bio-diversity schemes as part of the strategy of 'greening the village'.
8. To prepare an inventory for non-designated historic buildings and structures.
9. To identify historic features falling into disrepair within the parish for maintenance, repair and conservation work eg. Estate stone walling.

Refer to Appendix 5 for further details





ACKNOWLEDGEMENTS

Maps:

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DEFRA MAGIC Maps <http://magic.defra.gov.uk/MagicMap.aspx>

Google Earth Pro, Maps and Street View (Imagery ©2018 Google, Map data ©2018)

Barton Willmore (Sherford connectivity map merged with BPNP map)

Historic Photos: Christine Clamp

Brixton Photos:

Roy Axell, David Lowden, Graham Searle, Brixton Composters

St Mary's School, Greg Webb, Ray Holland, Tony Steer, Duncan Russell, Shirley Deeney, Jon Capel

Spriddlestone Cattle Photo: Jason Keily

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REFERENCES

Summary of documents referred to during the preparation of this Plan:

National Planning Policy Framework, February 2019

Plymouth and South West Devon Joint Local Plan 2014-2034

South Devon AONB Planning Guidance Version 1, (May 2017)

Locality Neighbourhood Plans Roadmap Guide 2016

Locality Writing Planning Policies

Planning Aid Structuring your neighbourhood plan

Planning Aid How to structure your neighbourhood plan

Planning Aid How to develop a vision and objectives

Planning Aid Deconstructed planning policies

Planning Aid How to write planning policies

Planning Aid How to write a basic conditions statement

Planning Aid How to submit your neighbourhood plan proposal to your local planning authority

Redtree Sherford Masterplan Book, November 2006

Barton Willmore Sherford Master Plan Book, Design and Access Statement, February 2018

Government White Paper Housing Need Consultation Table (National) September 2017

D of E Planning Service Creating Places - achieving quality in residential developments

Cabe Creating successful masterplans - a guide for clients

Department of Communities & Local Government Technical Housing Standards - nationally described space standard.

Devon County Council The Management of Roadside Verges in Devon (updated 2010)

South Devon Estuaries Management Plan 2016 – 2020
(Public Consultation Draft January 2016)

Report on the Species and Habitat Review

The Biodiversity Reporting and Information Group (BRIG) June 2007

This document and all supporting information is available at:

http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx

