

# Noss Mayo



# Management Plan

Adopted March 2008



South Hams  
District Council

**NOSS MAYO  
DRAFT CONSERVATION AREA MANAGEMENT PLAN**

**1. PURPOSE OF THE MANAGEMENT PLAN:**

This Management Plan complements the ***Noss Mayo 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. Both documents have been prepared by an independent consultant commissioned by South Hams Council

The purpose of the Management Plan is to attempt to look ahead and suggest sustainable solutions to problems and to put forward ideas for enhancement. Any Management Plan should be realistic from a resources viewpoint, and regard the area holistically within its wider local and national context.

**2. SUMMARY OF COMPLETED QUESTIONNAIRES**

As part of the Conservation Area Appraisal process, and in accordance with English Heritage guidelines, as much local interest as possible was encouraged. A questionnaire was put through every letter box in the conservation area. The questionnaire adopted a SWOT (Strengths, Weaknesses, Opportunities and Threats) format (see Appendix three). A response level of just below one third was slightly disappointing, although the large number of empty holiday homes goes some way to explain this. The responses are summarised below and several of the suggestions have been incorporated into this management plan.

Responses were received from nineteen households and sixteen of these referred to the problems created by excessive numbers of visiting cars. Various solutions have been discussed during the preparation of the conservation area appraisal, but there is a reluctance to try any innovative or tested scheme such as residents parking permits. The visual intrusion of double yellow lines was resisted for many years. Recently however two small sections have been introduced. It is too early to gauge their effectiveness, but the subject continues to be contentious.

The local Primary School was involved in the preparation of the Appraisal and Management Plan and was given a short talk about the kind of elements that go towards giving a conservation area its character. They divided into groups and answered four questions collectively. The questionnaire format was similar to the one circulated to the residents within the conservation area. Logical answers have been summarised below.

## Summary of Completed Questionnaires

### **Strengths:**

The natural peaceful landscape i.e. the river, sea, hills and woods (much of it National Trust).

Public amenities such as Village Hall, Tilley Institute and tennis courts

The walks. (including the coastal path by the river.

Unspoilt atmosphere

Pubs

Popes Quay and Noss Creek give a focal point to the village

Old cottages

Church

The presence of boats

The fact that the village is not on a main road

The limit on housing development.

The lack of yellow lines.

The creek side views.

Noss Mayo is a good example of an old South Devon working coastal village which was self-sufficient.

The small lanes

The village's containment in a small area.

The assortment of flora and fauna.

Its micro climate.

The tennis courts

Noss Voss

Regatta.

### **Weaknesses:**

The influx of visitors in summer with consequent parking problems.

The wheelie bins are unsightly and inappropriate for this village.

New replacement houses that do not blend in with a special place.

The lack of visitors during the winter months making trade difficult.

Lack of facilities for young people.

Excessive advertising of the South West Coastal Footpath which attracts many cars and puts strain on the residents.

Too much infilling with houses and enlarging of houses.

The local authorities do not understand and appreciate the area.

Cars parked on the Hard at low tide.

The area is already spoilt.

Original features have gone.

Modern houses on the edge and outside the conservation area

**Opportunities:**

Improve parking facilities.  
Restrict traffic speed.  
Apply planning controls more strictly with greater local input.  
Introduce one way system  
Use traditional building materials  
Include design statements for planning applications.  
List more buildings.  
Employ permanent caretaker.  
Create facilities to attract and sustain interest from youth.  
Introduce better bus service  
Improve surface of Noss Hard.  
Underground overhead cables  
Reduce council tax on listed properties.  
Establish a policy for solar panels and digital radio aerials.  
Restrict large buses and delivery lorries.  
Reinstate Post Office and shop  
Increase Council Tax for second home owners.  
improve street lighting and signs.  
Do not allow UPVC windows.  
Improve toilet block.  
Refurbish Tilley Institute.  
Introduce post box.  
Create depot for vans to transfer loads to smaller vehicles.  
Extend CA up to Bridgend.  
Repair manhole covers.  
Remove Conservation Area status.  
More litter bins  
Plant more trees  
More re-cycling  
Fewer houses  
Encourage more tourists  
Create more mooring spaces  
Have fewer holiday homes  
Create a museum

**Threats:**

Continued promotion by all councils of South West Coastal Path Walk  
Vehicles congestion caused by walkers resulting in lack of parking for residents.  
Estate Agents offering "deal" for holiday homes Leading to increase.  
More building on green land.  
Inappropriate building development  
Massive unsustainable development however restricted development could also block and restrain the continual development of this community.  
Provision for too many visitors.  
More cars  
Too many traffic control markings e.g. yellow lines.  
Loss of the area to car parking at Noss Creek.  
Tourist attractions.  
Changing the natural look of Noss Hard.  
More wheelie bins.  
Pollution and litter  
Tourism  
Widening lanes  
Lack of re-cycling  
Global warming and flooding  
Demolishing existing buildings  
Cutting down trees  
Rising house prices

The rise in second home ownership.  
The success of the Ship Inn  
Conversion of gardens to car parks.

### **3. Planning Policy Framework:**

Noss Mayo conservation area lies within the South Devon Area of Outstanding Natural Beauty (AONB). The current development plan for the village is the 1996 South Hams Local Plan. The 2002 Local Plan Review (LPR) reached First Deposit stage, though now there has been a change in Government policy requiring local planning authorities to move toward producing Local Development Frameworks (LDF) in place of Local Plans. However the LPR does have limited weight. Under both the 1996 Local Plan and the LPR Noss Mayo conservation area comes under Policy Area 4. The policy restricts development which would damage the character of, or increase the number of vehicles in the area.

The Local Plan refers to development outside the boundary of a conservation area which impacts on the aesthetics of a designated area (Local Plan 1996/Environment and Conservation/Conservation Areas 5.43) Although some new development has taken place within the conservation area itself, local people are concerned that large new houses are being permitted outside the boundary which nevertheless affect the conservation area and are greatly out of scale with the original small fishing cottages. Although the number of houses does not usually increase, the replacement house is often two or three times the size of the original building and often on a small site. (Appendix 1 – A)

### **4. Tree Preservation Orders:**

There are two group tree preservation orders within the conservation area: one large section south west of the church and a small group due east of Voss Cottage.

### **5. New Development in the Conservation Area:**

There is little scope for infill within the conservation area. However, any new construction or alteration that is proposed will need to be of the highest quality and design and in accordance with central Government guidance and SHDC publication *New Work in Conservation Areas*. This standard should apply equally within the 50m buffer zone and prominent sites where views into or out of the conservation area are affected. This is especially important given that local people feel this has not always happened in the past. Any new development will always be scrutinised for detail, account being taken of the history of the site, the character of surrounding buildings and its contribution to the townscape. Any new development will be examined as and when proposals arise rather than providing detailed information in this document. The building stock has lost a lot of its original detail with replacement windows and doors in UPVC; this will be discouraged where possible.

## **6. Areas with Scope for Improvement:**

### **Noss Hard**

The area is the lynch pin for the village and could be improved in several ways. The lavatory block is a primitive structure in the centre of the conservation area and should be re-built. The ground behind and to the side is privately owned and has become much entangled with rampant brambles and ivy. This would benefit from being cleared and re-planted more appropriately. The surrounding railings also need to be painted. If local authority resources are not available, perhaps the village could organise a communal scheme. These have proved successful in the past and have been demonstrated recently with the completion of refurbishment at the village hall. The streetscape surface above high water mark could also be improved. The laying of granite setts, which was mooted several years ago, would be very desirable but prohibitively expensive, however introducing some other type of hard landscaping should be explored.

### **Overhead Wires**

The density of overhead cables is high and clearly visible in most of the photos in the appraisal. (Appendix 1 – B) The difference the removal of such wires makes is most apparent at Newton Ferrers where the work took place about 15 years ago. (Appendix 1 – C)

## **7. Traffic Management**

After years of debate two small sections of parking restriction have recently been introduced. The effectiveness is yet to be assessed.

Traffic in the summer has been described by several residents as horrendous. From the questionnaires, various suggestions emerged. These range from introducing a one way system on the eastern section of the conservation area, “residents only” use in Passage Road, to a park and ride area outside the village with transport into the village to be provided by the pubs. The problem is so complex that residents might be best qualified to come up with a solution.

## **8. Article 4 (2) Direction:**

Conservation area status offers little additional building control on unlisted buildings. As a result, the historic building stock at Noss Mayo has been eroded by unsuitable alterations such as the addition of UPVC windows and doors.

Article 4.2 Directions enable a local planning authority to remove certain permitted development rights in order to protect all or part of the conservation area from unsympathetic change. Planning permission would be required before work could be carried out, although no fee would be payable.

In order to prevent further unsuitable alterations, it is proposed that an Article 4.2 Direction be considered to include windows, doors, Revelstoke buildings and railings and stone walls.

## **9. Buildings at Risk:**

There are no buildings considered to be at risk in Noss Mayo

#### **10. Enforcement:**

There does not appear to be a problem of much non compliance with planning regulations in Noss Mayo. Where works needing it have been carried out without planning permission and have not achieved immunity through a period of time, enforcement action has and will in the future be taken.

#### **11. Trees and Landscape:**

Trees and tree groups form a very important part of the character of Noss Mayo. Within the conservation area there is a large group to the south-west of the church and a smaller group east of Voss Cottage which have Tree Preservation Orders. Trees generally are important around the valley and the outlying areas.

#### **12. Community Involvement in Preparation of Appraisal and Management Plan:**

Local feed-back was encouraged from an early stage. A questionnaire was put through every letterbox in the conservation area and views were sought over several weeks while familiarisation and photographing of the conservation area took place. The questionnaire adopted a SWOT approach (Strength, Weaknesses, Opportunities, and Threats) (Appendix three) and the answers as summarised reveal many concerns. Local schoolchildren were given a talk about what conservation means and they filled out questionnaires collectively – logical answers have been included in the summary. Once the draft appraisal and management plan were complete, copies were made available in Noss Mayo, on the Council's web site and at Follaton House. Residents were invited to comment on the content. The drafts were amended accordingly.

#### **13. Changes to the Conservation Area Boundary:**

There is only one small change proposed to the conservation area boundary. Adjacent to the church is another Revelstoke building, Church House. The house was built by the Barings as stable/accommodation which would provide changeover facilities for horses and drivers when they came to church, or used their coastal carriageway. As such emphasis in the appraisal has been placed on the importance of the Barings and the buildings they built in the area, it is felt that such extension is justified. The proposed extension is shown on the Appraisal components map.

#### **14. Sustainability in the Conservation Area:**

Noss Mayo is a thriving village with many activities taking place for much of the year. Unfortunately the age range has become unbalanced with most residents being over fifty. There have been attempts to start providing some affordable local housing but there is no space for this to happen within the conservation area. The village will probably continue to be an expensive riverside community with predominantly aging residents.

Sometimes there is perceived to be a conflict between historic and environmental conservation, for example the improvement of insulation of historic buildings; usually there is a solution, however, and the Council's Conservation team will always be happy to provide advice on how best to reconcile the two.

**ACTION PROGRAMME**

<b>Strategic Objective</b>	<b>Expected Outcomes</b>	<b>Actions</b>	<b>Accountable Officer</b>	<b>Resources</b>	<b>Start date</b>	<b>Target date</b>	<b>Links to other strategies</b>
	Open space strategy	District wide draft open space strategy under preparation	RK	Staff time	Mar 2007	Dec 07	
	Article 4.2 Direction	Internal discussions about its implications and strategy for serving it.	SM	Staff time	March 2007	Autumn 2008	
	Enforcement	Continued vigilance of unauthorised works in the conservation area		Staff time	Ongoing		