

# **ALL COMMENTS FROM THE COMPLETED QUESTIONNAIRES AND POST-IT NOTES AT THE WORKSHOP**

## **Natural Environment**

### **Aims:**

- *Protect, maintain and, where feasible, enhance our unique natural environment and its biodiversity in order to sustain the rural environment which makes our Parish a special place to live (NP Survey Spring 2015)*
- *Protect, maintain and (where feasible) enhance the current level of public access to the countryside in our Parish.*
- *Ease the level of surface flooding in the Parish, especially in Slade Lane, Barnfield Terrace, Ladywell and downstream water run-offs into Aller Brook and River Teign*

## **Workshop Comments**

1. Totally support the preservation of green spaces within the village
2. It is important that there are spaces for people, dogs and horses to enjoy.
3. It is important to maintain the green spaces. Too many animals have been 'relocated' to accommodate the new highway and will again for the development of Wolborough. More community green spaces for wildlife, fauna and flora preservation. Community orchard ? Bee Hives?
4. The new development with all its tarmac and concrete will mean less absorption and more run offs – harness it to create electricity for new homes ? Provide every home with solar panels ?

## **Questionnaires**

***NE1 - Only support proposals that do not impact the tranquillity of Abbotskerswell Parish.***

### **Comments:**

1. That is too broad - there could be positive environmental factors that make some noise like cycling
2. Where? Quakers burial ground area. Village green. New cemetery bank.
3. The tranquillity has been significantly lessened by sports area. No more of this please.
4. design of housing should allow for architectural expression and 21st century energy savings

***NE2 - Only support development that has no negative impact on our landscape and environmental assets and, in particular, safeguarding our unique biodiversity, especially in regard to protected species***

**Comments:**

1. Would prefer no new development. Enough new building going on in the area as it is.

***NE3 - Only support development where it does not exacerbate existing surface water flooding.***

**Comments:**

1. Too general - why not tackle flooding by clearing ditches
2. Unless in village, it is difficult to believe the volume of surface water streaming down the hills in rain.
3. Very much

***NE5 - Ensure development adheres to requirements for sustainable drainage systems (SuDS).***

**Comments:**

None

***NE6 - Future building and land use must incorporate flood prevention proposals, particularly for known flood risk areas in the Parish.***

**Comments:**

1. Overall, don't support any new development, but definitely agree with objectives if it happens.
2. Would be great to get flooding sorted by bend/Priory wall on way out of village.
3. Whereas I agree with all of the objectives in this section I am a little concerned that by stating and listing requirements for drainage and flood prevention (5) and (6) are we (the village) accepting a need for development? If so, to what degree? We are finding it difficult enough to deal with flooding and drainage problems the way things are at present.

## **Built & Historic Environment**

**Aims:**

- Protect the special character of the buildings and settlement areas in Abbotskerswell (with particular reference to the village's Conservation Area) and establish standards to help ensure high quality design.

## **Workshop Comments**

1. High quality design but do not forget the affordable homes or go back on your promises.

2. Preserving the conservation area and the 'village' feel of Abbotskerswell is important to me.
3. design of housing should allow for architectural expression and 21st century energy savings

## Questionnaires

***B&HE1 - Review the existing development envelope and conservation area.***

**Comments:**

1. need to look at industrial buildings for protection eg Weslyn Chapel, farm buildings
2. Not sure what this means - protect the green belt? Spot areas suitable for SSSI (special sites of scientific interest)

***B&HE2 - New or rebuild dwellings, extensions or other building works should blend in with neighbouring and nearby dwellings.***

**Comments:**

1. Complement or blend in x 2
2. It is a village, not a rat run.
3. Don't support any new building.
4. Be sympathetic to.

***B&HE3 - Promote the use of nearby existing mineral resources.***

**Comments:**

1. too vague and unlikely really
2. What are these mineral resources
3. Common sense should prevail in all these things.
4. Provided transport/access/egress.

## Transport

**Aims:**

- Improve safe and easy accessibility in and around the village and surrounding hamlets.
- Encourage people to use the countryside more frequently.

## Workshop Comments

1. 20 mph through village

2. Improving parking is very important
3. Large vehicles along Priory Rd are not welcome to residents trying to access the new Highway or proposed new development in Manor Road. A very dangerous corner !!
4. Better footpaths would be great.
5. yes to off road no to restrictions
6. not speed bumps

## **Questionnaires**

### ***T1 - Improve parking in the village, where possible.***

#### **Comments:**

1. Especially around centre
2. eg single yellow line down one side of Wilton Way
3. Please do

### ***T2 – Support and progress a 20mph speed limit in the village.***

#### **Comments:**

1. On certain roads/areas
2. Can something be done to stop excessively noisy cars being driven round village, causing disturbance late at night.
3. Maybe difficult to enforce.
4. Only parts of the village should not be given any more than 30 miles per hour.
5. Sooner rather than later.
6. Back up with speed humps and camera
7. Not with speed bumps

### ***T3 – Improve parking arrangements in the Village***

#### **Comments:**

1. Buy/sell/use land next to the old barn
2. As long as parking permits are not introduced.

3. But would not support traffic calming measures like speed bumps
4. Provided no speed bumps are installed

***T4 – Reappraise heavy goods vehicle access to the village***

**Comments:**

1. A real challenge on Odle Hill near industrial estate, if bus/lorry coming down.

***T5 – Restrict HGV access through narrow lanes***

**Comments:**

1. Signs at Priory Road, both ends.
2. Some are essential - removal vans or deliveries, refuse collection, etc..
3. Designated route required.
4. As (2) difficult to enforce, who enforces it.
5. Do not restrict HGVs as this makes deliveries difficult - need designated route
6. Becoming a matter of urgency.
7. must have no HGV signs at each junction of Priory Road
8. with care

***T6 – Improve footpath accessibility.***

**Comments:**

1. Again, needs clarification about what is being restricted.
2. As (2) difficult to enforce, who enforces it.
3. I thought it was restricted.
4. Becoming a matter of urgency.
5. only if absolutely necessary

## ***T7 – Facilitate greater and safer use of bicycles in the Parish***

### **Comments:**

1. Abbotskerswell is not suitable for cycling- too many steep hills. Bicycles are a hazard for car drivers in narrow lanes. Many years ago a young boy was killed while cycling by a car near Stoneyhill. His name was Robbie Phillips.
2. Cycle paths probably impractical. 20 mph would help.
3. Between Denbury Diesels and Court Grange Lane.

## ***T8 - Connect, where possible, footpaths and cycle routes***

### **Comments:**

1. but difficult with narrow roads and hills
2. Not possible with the stone walls.
3. Need cycle path to N/A and TQ
4. And walking, because of the above has become dangerous
5. Fine as it is.
6. Flat cycle route would be useful!

## **Population and Housing**

### **Aims:**

- Support additional new small scale housing development in appropriate locations only where it meets local needs

## **Workshop Comments**

1. This village needs more houses not just 6 or 8 affordable
2. Affordable housing for locals (over 5 years in Devon) only and more of them and less of the £300/400k type
3. Affordable housing
4. Affordable homes please for local people – young first time buyers or older people who wish to downsize and stay in the village.

5. No expensive bespoke homes.
6. Small scale development is appropriate – especially for affordable housing, restricted to residents of Devon for 5 years to ensure properties are being available for those that are in need in the village.
7. Developments in housing, employment and public transport seem to ignore single track roads bounded by stone walls and limited passing places.
8. There will always be a need for more affordable homes but I do mean affordable – helped by rent/buy schemes.
9. I realise the need for more housing but it is important to maintain our village boundaries and not get engulfed by Newton Abbot.

## Questionnaires

***P&H1 - Proposals for housing will be supported if they meet the identified local need for affordable housing (Housing Needs Report Oct 2014).***

**Comments:**

1. But not at the expense of storm flooding
2. Why is there a need to build more houses here when there is so much building going on in the area? Surely it is already crammed full here. Where will the countryside be if it's been built all over.
3. Emphasise local "not affordable housing for people shipped in from other areas".
4. Restricted numbers.
5. add word only between will and be
6. not just affordable homes - wider choice of homes see NPPF page 12

***P&H2 - Review the current housing needs with the Parish Council and regularly set a baseline for affordable housing.***

**Comments:**

None

***P&H3 - Assimilate the impact of TDC's Local Plan's stated intent to develop NA3 Wolborough, (which is adjacent to Abbotskerswell Parish and planned to deliver 10 hectares of employment development and at least 1500 dwellings of which 20% (300) will be affordable homes and 5% are self-builds.)***

**Comments:**

1. but not just to reduce it - self build 50?
2. reject plan for development at Wolborough
3. Green belt between village and development must be protected; it is already going to be too narrow
4. Resist where possible.
5. Avoid need to have direct road link to new development.
6. Has this not been done.
7. Detrimental impact will be the end of the village as we know it.
8. Probably a lost cause.
9. Increase distance from parish boundary. Reduce 1500 dwellings if possible because of rural nature of site
10. Definitely

***P&H4 - Identify in collaboration with TDC and NATC NA3 issues which may impact on the well-being of the Parish, its residents and its bio-diversity.***

**Comments:**

1. Could be subject to abuse.
2. Has this not been done.
3. Probably a lost cause.
4. Most definitely. Headings must include crime, anti-social behaviour, vandalising and policing

***P&H5 - Support in principle proposals for one-off self-build projects by local residents as a possible method for providing a more affordable new house.***

**Comments:**

1. One off - yes but restriction on applicant - builder no
2. but only affordable
3. Depends where.
4. so long as fits with built environment

***P&H6 - Dwellings must be in an appropriate location and of a suitable design which respects the essential characteristics of our landscape, natural environment and built character of the village.***

**Comments:**

1. this is too subjective - who decides which village character 16th or 20th centuries Village
2. Particularly on Wolborough site

## **Economy and Employment**

**Aims:**

Support the rural business economy

## **Workshop Comments**

None

## **Questionnaires**

***E&E1 - Support micro/small scale, business development adjacent to village envelope or adjacent nearby hamlets and which have no adverse visual or environmental impact.***

**Comments:**

1. Absolutely not! Plenty of space in NA3 Wolborough - TDC local plan.
2. Road access inadequate.
3. Substitute "no adverse impact" for "low impact".
4. Not sure, could lead to even more congestion.
5. are there enough sites available within boundaries.

6. but what support to be offered?

***E&E2 - Explore potential sites for sensitive development of Classes A1, A2, A3.***

**Comments:**

1. Don't know what these classes are! Greater explanation required. (many comments on this)
2. Don't know what this is but don't support any new development.

***E&E3 - Explore potential sites for sensitive development of Classes B1, B2, B8.E&E1 - no support all business development in and out of village envelope***

**Comments:**

1. Don't know what these classes are! Greater explanation required. (many comments on this)
2. Don't know what this is but don't support any new development.

## **Land Use**

**Aims:**

- Protect, maintain and enhance open spaces, recreational areas and community facilities

### **Workshop Comments**

1. Make a car park for the garages on Industrial Estate so that residents can access Manor Road without obstruction.
2. yes - but what is meant by assets
3. If facilities and assets are not supported then they will be lost. You cannot keep on with projects if they are not viable.

## **Questionnaires**

***LU1 - Identify locally valued community spaces and assets***

**Comments:**

1. not just identify but also protect
2. To address existing visual and environmental impact

***LU2 - Establish a land use policy to achieve the aims of this Neighbourhood Plan.***

**Comments:**

None

***LU3 - Seek to prevent the loss of existing community facilities and assets.***

**Comments:**

None

***LU4 - Support new and existing community facilities where benefits outweigh the losses.***

**Comments:**

Depends what and where.

## **General Comments from Questionnaires**

1. Not at all hopeful that the pseudo-democracy will have any effect
2. 1. This village had two shops 2. This village had a post office 3. This village had two pubs in its centre 4. This parish had a vicar who lived in a vicarage in the village 5. This village now has one shop 6. There is no post office 7. There is now only one pub in the centre of the village 8. The parish no longer has a vicar, no realistic prospect of getting one, and the vicarage has been let 9. Is this evidence that the village is thriving? 10. Well is it? 11. Somewhat biased questionnaire!
3. Is there any way of investigating the possible existence of some hidden agenda which would explain why the Highways Department apparently ignores the very restricted and potentially hazardous access into and out of the village onto what is now a very busy A381 - a situation which the recently proposed development in Abbotskerswell can only greatly exacerbate. Richard Lawrence (resident for 40 years)
4. I do a lot of walking around the village and beyond and sometimes I use the shortcut along Old Cider Works Lane. Stopping by the Vet building is perhaps the best view of the proposed plot for 54 houses. I would like to make the following observations:- 1. The site is an eyesore and has been for many years and will be an eyesore for many years to come unless finance is made available for development of some kind. At the moment the site is of no use to the residents of Abbotskerswell except for one man and his dog. 2. The 54 house development is a "no goer" as explained by the "Committee." 3. However, there may be another way. 4. The top third of the site could be made available for 12 - 20 houses with easy access to the Newton Abbot (Exeter) and Totnes (Plymouth) lanes. 5. The Developer should include in his plans to cultivate the bottom two thirds into parkland suitable for the whole village. 6. Finally, I spoke to the gentleman who was clearing out the derelict cottage and there are no bats in the cottage. (Signed but un-readable)
5. There is a general assumption that nothing changes, the village has to evolve and develop; blocking everything is not the way forward. There needs to be a creative not reactionary approach.

6. I wish to reinforce my overall view that the prime purpose of the neighbourhood plan must be to ensure that the unique village nature of Abbotskerswell is retained.
7. Community composting - by the old barn (sponsor or/and grants). Sell some of the land for parking. Use land for community composting. Protect barn for the bats. Leave area around barn for wildlife. OR get rid of the footballers and use the field for community composting, bonfire (November 5th) and summer barbeques.
8. We need to support shop, church and pub ourselves. A video journey through the roads useful. To explain the access challenges to planners (or get them to try a do the hairpin left from the industrial estate to Odle Hill and get stranded !)
9. 1. The wishes and interests of people who live within Abbotskerswell Parish and who pay toward the Parish Council in their council tax, should be more important than those of residents of Wolborough Hill who don't. 2. While it is fashionable to promote cycling for health benefits, reductions in pollution, fuel consumption and traffic congestion and because Boris Johnson does it, I do feel that flat areas like Holland are more suitable for this activity. Abbotskerswell surrounded on all sides by very steep hills is not Amsterdam!! For me, trying to cycle out of it would be a real killer.
10. The problem of through traffic on the increase and heavy vehicles using the village as a rat run. This needs to be addressed now rather than later. An accident waiting to happen. I feel the comment "no one has been injured, so not dangerous" is unacceptable. I feel it is quite unsafe to walk around the village, in particular with the school/children as the speed at which some vehicles are travelling is frightening, and I have already been involved in some "near misses" .
11. Agree yes to all. No more development. This is a village and rural
12. Please do not allow our village to be ruined, and agree with all suggestions
13. Under Land Use - a covered seating area for youngsters to meet near skate park - get the school to help, design and decorate. Need a section on health community and communication. It is great that the PC have a better website and support for Abbtalk but these are essential for the sense of community as is the village hall - amendments - all the work of the ARA - suggest you include those in the plan with the aims of getting more people involved. Also include use of social media - campaigning for better broadband, Also include the idea of first response in parish eg defibrillator in village hall - no good unless there is a trained person to use it. Add the work of the EP team in protecting the frail and elderly. Make the plan less defensive and more proactive - Vision Statement - add Promote a happy, healthy and sustainable community
14. Wolborough proposals must be the minimum possible. Abbotskerswell must remain rural.
15. Natural environment contd: Including population and housing - how do you police items 3 and 5. Does it require an involvement with the Building Inspectorate

16. Well done! This highlights all the aspects of village life - both positive and negative. I would add that parking is rapidly becoming an urgent problem. As a pedestrian, often pushing a push chair round the village, I frequently find that I have to walk in the middle of the road as more and more vehicles are parking on the footpaths. With the noticeably increased traffic though the village now that the new road is open, the village is becoming very hazardous.