

Staverton Parish Neighbourhood Plan – All Comments from Open Consultation on Saturday September 26th

Record of Parishioner comments at the Open Meeting held within Staverton Church, on Saturday 26 September 2020

The Parishioners applied Post-It notes to the posters on the display boards as they passed through the Church. This is a record of the comments on the individual Post-Its, although they were left anonymously.

These have been collated with comments left on the website and via email up to 18th October 2020.

Healthy Communities

SNP 1 Sustainable Communities

SNP 2 Settlement Boundaries

SNP 3 Local Green Spaces

The numbers in brackets are where more than one person has made a very similar comment or has said they agree with a previous comment.

- Any development should look appropriate and reflect the rural feel of the village and be in keeping with the existing stone / slate appearance of the existing houses
- Any developments should be small and for local people (2) Should not be for second homes
- Peace and quiet are important and must be maintained(3)
- Green spaces must be preserved, riverside walk, playing fields and the green at Wolston Green all mentioned. (3)
- Need to encourage community and connection through access to countryside leisure and ?design? (couldn't actually read last word)
- Playing field should be preserved, no building whatsoever(2)
- Wildlife corridors created
- Create wildflower verges on entrance to village
- Would like to see the area beside Staverton Mill as a community asset for public use
- All existing orchards should be protected and it would be great if a development could incorporate a community orchard(2)
- A canoe platform on the river
- A local shop / focal point for the village would be helpful for fostering community spirit, maybe with simple cafe/library as at Broadhempston(2)
- Location of new houses to make use of existing play facilities
- New dwellings located close to playing fields / play areas for family access

- Roads not suitable for large volumes of traffic
- Discreet parking for the church is required(2)
- **SNP1** – Point 2. & 3b)– our existing road network is often inadequate even for current traffic, domestic & deliveries, especially as lorries & farm vehicles are now way beyond the widths & lengths of the roads which I assume were designed for horse & cart! There seems little appetite/finance available even for repair – Green Lane – a main route to the A38 and yet has remained closed for many months. New domestic & business premises must not exacerbate the speed volume & size of vehicles using the parish road network.
- **SNP2** – point 2 Is very Important
-

Housing

SNP 4 - Housing

Comments left on the 'Housing Policy' Poster:

- How 'affordable' is affordable?
- Prefer no building on 'Green Sites', these should be protected
- What about Conservation Areas? Are they exempt from development? Eg Fursdon.
- Families from the area CANNOT afford these homes on local wages.
- Don't build on any more green space. Use brown sites in towns and cities.
- Self Build housing needs encouragement. Small affordable developments.
- Sometimes density is a positive thing. Terraces have less heat loss, can engender a sense of community and 'eat up' less countryside. But most important – density can keep costs down, providing affordable housing. Combine density with a mix of private & shared outdoor space – play areas, growing ideas.
- Limit any further development. Devon has done enough.
- Any development must have parking.
- We need to keep young people in Devon! And in the villages. Affordable housing is vital.
- Adequate space between new housing with good off-road parking crucial + appropriate drainage and infrastructure.
- Large developments would spoil the village and this is the main reason people have chosen to live here. Housing should only be for local people.
- Housing for older people to downsize is more important as this should make the larger properties available for families.
- Great point, a great community through density and housing – ensuring affordable housing is integrated within the new developments.
- Put Devon born condition on new housing.
- An excellent point you have made.

- Social Rented Housing is affordable but may not be allocated to local people It is based on 'need' not 'local connection'.
- Do not build on green spaces. Off road parking is important.
- More affordable housing is a no-brainer.
- SNP4 – Point 3 & 4. I am very much in favour of trying to provide more affordable homes particularly for local younger people who are currently priced out of the market. While agreeing in principle to 'Exception Sites' – will this term retain/ have any legal status? My main concern is that, once identified, a precedent will have been set for building & these sites will become open to manipulation, if legislation subsequently changes. My concerns stem from the site at Beara Farm which began as 'a site outside the development boundary' with the promise of 10 slightly more affordable houses, an offer reduced in stages by 50% in 6 years.
- The s106 protection mentioned in the 'Shropshire' example seems strong & viable, I hope the legislation can be relied upon to remain strong if accepted for this plan? For example, in the past properties with 'agricultural need' were built as exceptions, & later the tie has been lifted.
- If site 29 is adopted, I believe it could only be acceptable on a CLT basis & then only if no other suitable sites (nearer to the focus of the 2 villages) became available. The Whiteway site will already deliver 9 houses in an area with few amenities/safe pathways etc. I suspect that other barns recently sold from 'Moor view', Hillcroft will eventually be converted from agricultural use.
- I would normally strongly oppose any other development in this area. If site 29 was to become an 'open market' site in the future, I would feel totally let down by this JLP.
- I have reservations on the inclusion of site 3 at Memory Cross, *unless* it is only 2 dwellings restricted to the area outlined by the JLP (preferably for local need!) & that no further accesses onto the road are created .

Comments left on the Site Assessment and allocations boards.

- Don't build where there is flooding. Houses can be raised up, but not parked cars.
- Of course new homes will be built to latest standards. The N.P. needs to consider how local N.P. policies will be built to the latest standards. The N.P. needs to consider how local N.P. policies can go beyond this....Possibly with robust climate change policies.
- With NIMBY hat on, a few houses especially in Staverton Village. With my altruistic hat, yes, maybe even more in Staverton Village and more people enlivens the community. Connect development to new village hall and playing field.
- Like the pepperpot development.

- Agree with the principle of allowing small/individual developments in countryside – this is the historic pattern in Devon.
- Agree with the pepperpot plan + affordable housing and starter/downsizing homes.
- Agree with pepperpot model. Good plan!
- Would support the distributed approach to development 100%. Also why not futureproof and build 50 houses instead of 40.
- If present owner unwilling to have development, why should that preclude the plan from saying it may be desirable in the future?
- Site 16 – Ribbon development – goes against many principles of the pepperpot.
- In principle no development should take place on FLOOD Planes. When floods occur, who pays? Not the developer. It's Councils and insurance companies who ultimately pay. I.e. The tax payer ultimately.
- Agree with smaller plots. Agree with plot 29 for a larger build. 50 Builds rather than 40.
- Riverside walk – preserve access.
- It seems the housing policy is good – scattered housing needs to be affordable and built to high environmental standards.
- Why has Lee Bray's initial report not been included for possible comparison. I do not want 40 + dwellings – not happy with any over development in village.
- Support proposed allocation of sites and principles behind it. Thankyou for all your hard work.
- Opposed to site 15 being housing – leave it as offices. Too much flood risk
- Sites 7, 8, 13, 16, 25 seems sensible selections for development.
- Agree with sites under consideration. Pepperpot development is the best idea.
- The pepperpot approach should be taken forward.
- Site 16 – I did not buy my beautiful house in a setting to be surrounded by 4, possibly 6 houses. Who will pay for this devastation of my property? Not yourselves!
- Site 7 – This site has already had planning refused twice. What is the point in putting it forward again?!
- Please adhere to 40 houses as requested, as there will be further requests for development in the next few years.
- Site 15 – Flooding here is ok for raised houses. Not possible for cars.
- ON THE ACCOMPANYING MAP OF SITES: Site 29 looks to incorporate the adjoining field which is under different ownership – ponds are shown within the boundary of 29 & I believe them to be in a different field?
- We were unable to attend the Neighbourhood Plan open day and disappointed that this was the only opportunity to see the plans in person and discuss them with the committee.

We have viewed the map of proposed sites through the website and thank you for your work on this. We would like our response to be noted: As residents of Landscope (Wolston Green area), we are deeply concerned about the number and extent of proposed sites in and around Landscope. There is already a significant amount of additional housing planned and agreed for Landscope (the development at Whiteway and at Beara, near the Live and Let Live). This will add significantly to the amount of traffic on the long, single track lanes which are the only approach to Landscope from any direction.

Even before the addition of the new developments already planned, these lanes are already problematic with ever increasing vehicle movements, including many farm vehicles, also school traffic, traffic to Hill House and to the wedding/event venue at Anran.

The lanes are risky for cycling because of their narrowness, lack of passing places and the amount of traffic.

There are only two buses that come to Landscope. Neither bus runs at a time that fits with normal commuting time. The morning bus arrives here from Totnes (via Broadhempston) at 9.29am, returning to Totnes at 10.05am, and the afternoon bus arrives from Totnes at 1.15pm, returning to Totnes at 2.05pm approximately (via Broadhempston).

In view of the points above, we feel that further development at Landscope is not environmentally sustainable and will have a negative impact on the roads and also on the quality of the environment for existing residents.

We feel strongly that, with two new developments already agreed and due to go ahead in the Landscope area and given the difficulty of the road access to Landscope, it would be preferable for sites in Staverton to be proposed and selected in the Neighbourhood Plan.

Staverton has much better, safer and easier access to the main road, A384, via much shorter stretches of wider lanes and also more timetabled buses to and from Totnes. This would be a more sustainable choice.

- Thank you so much for your excellent work on the Staverton Neighbourhood Plan. I must however stress that having lived near the crossroads at Memory Cross for over twenty years now, which has 10 actual residents, it would in my honest opinion, not be a good idea to build even two further properties in the vicinity of the our crossroads. The existing crossroads are very difficult to navigate already and once the eight or nine new houses already agreed to be built at the old Whiteways site are completed, these are only a few hundred yards away, this must further increase the number of vehicles using the crossroads. The speed limit is the usual national 60 mph, this I consider ludicrous very near to houses, children and pets. I think that it can only be a matter of time before some sort of accident occurs, either with cars, or people crossing and trying to turn the corner, or to any of the Hamlets many cats and dogs. Thanking you for your consideration,

Comments left on the Affordable homes model boards.

- None of my friends in their 30's (married/with partner) can afford to buy a house here – where they grew up. Only my friends who sold a house in London and moved to the area can afford to buy here. stay. We need more affordable homes for local people.
- Discounted market housing 'in perpetuity' would ensure long term Parish benefit with a local connection.
- 'Discounted sales' housing allows the allocation of houses to stay with the local people by PC.
- Support Affordable Housing for local residents, but we should ensure this is on brownfield sites first.
- Development should be spread out to smaller sites. Option 2 [Affordable site model] is my preferred option.
- Discounted land for self build would help locals in securing a house to suit their needs.
- Thankyou for all your work.
- Self-build co-ops and associations good way to go.
- Well done for all your hard work.
- I support the option 3 [Affordable site model]. I think it is best for society as a whole.
- Support option 3 [Affordable site model] for affordable housing.
- Affordable and green homes so important if villages to be sustainable and have balanced demographic.
- Single Plot self-build Should the text on the second line read? "self-build locations that would otherwise not be considered.....etc

Comments left on the Affordable homes Model board option 3.

- I think your policies are really clear and well balanced, but some language could be more certain and less diffident. Thankyou!
- Support Option 3 and Self-Build.
- Excellent – But my main concern is lack of houses for rent – real affordable homes for those most in need.
- This seems like the best option. It could provide genuine opportunities for younger creative people to come together and build their own affordable house. This I feel could enrich the community as a whole.

Business and Enterprise

SNP 5 – New Business, Employment and Tourism Development

SNP 6 – Broadband and Telecommunications Infrastructure

The numbers in brackets are where more than one person has made a very similar comment or has said they agree with a previous comment. Any exclamation/question marks are by the notes authors.

- Mobile phone signal urgently needs greatly improving(7)
- How about a mast on top of the church? (with appropriate design) (2)
- No mast on church please, it would ruin an ancient building
- Mobile phone masts have been associated with health problems, including cancer – not great for centre of village!!
- Wifi access desirable in public buildings, courtroom, pavilion, church
- In urgent need of good quality broadband(2)
- Horticultural and food based businesses should be encouraged
- I am broadly in support of economic/employment opportunities but any increase in traffic should be avoided. Footpaths and cycle connectivity should be encouraged
- Encouraging business and employment really important, especially now
- Already too many huge lorries/tractors on the lanes through the village and out towards Landscope. Not only dangerous to other road users but noisy
- Yurts for Life – existing business unable to grow due to lack of space in current premises. Very keen to employ more local people, increase tourism etc. 1000 square metre space required for workshop in top field. Lower field for a small holding working with Farm Able Charity. Possibly other workshops for artisans as well.
- SNP5 - Point 2 & 3. I hope we will not lose any more existing business premises to high value residential development.
-

Design and Heritage

SNP 7 – Design

SNP 8 – Heritage and Conservation

General poster

- If new housing to be given go-ahead adequate infrastructure needed and not be packed in like sardines.
- Have you considered “Local Listing” of no designated assets e.g. walls, pumps, etc. Historic England has a good on-line guide to local listing.
- What is the historic pattern of settlement? The original village centre was demolished by the Church commission in the 19th century.

Policy SNP7: Design

- Maintain character of the village in any development.
- What about a policy to protect views, vistas, skylines and land marks? Against intrusive development.
- Sustainable design using materials that reflect the heritage and design of Church Commission houses.
- Sustainable building techniques. Passivhaus or similar levels.
- Need to protect (and identify) iconic views.
- Is “local character” “locally sympathetic” design outlined in your plan? Otherwise it will be left to the case officer to interpret.
- An especially important consideration.
- b) sustainable materials. No local available matching stone – tricky to source this sustainably.
- d) particularly light & water pollution
- h) I question whether 2 parking spaces is adequate unless there is additional communal parking available
-

Policy SNP8: Heritage and Conservation

- Great weight will be given to the “conservation and enhancement of” . Stronger wording than existing?
- Nelson Close street lighting is rather over the top.
- Design should apply to extensions as well as new builds –Church Commissioner cottages should be preserved as an essential part of the character of the Parish.
- Design should make a positive contribution to the setting?
- All design guidelines should be measured against climate change.
- Housing Needs. Housing should be in small numbers, built by local builders. With very high insulation standards and most of all AFFORDABLE. It needs to look good too!

- I think there may be a map identifying parish heritage features. (I was unable to find/download this) I hope the Bumpston Clapper Bridge and Butter Well are included as important?
-

Natural Environment

SNP 9 – Landscape and Biodiversity

SNP 10 – Tranquillity and Dark skies

General Poster

We have totally unnecessary street lighting in Sherwell Close. It could be turned off much earlier.

Policy SNP9

- No mention of conservation zones
- Environment is important so this should be considered especially with Climate change. Dark skies, natural environment, cycle paths would be good.
- Plan to place structures for bats to live – maintain green corridors for biodiversity
- I very much support point 2 – they form such an important part of the character of our Parish
-

Policy SNP10: Tranquillity and Dark Skies

- Streetlights are currently excessive – reduce?
- Play spaces are important for children.
- Keep the riverside paths at all costs.
- Make the churchyard a wild live haven. DEFINITELY!!
-

Transport and infrastructure

SNP 11 – Travel and Transport

- During lockdown roads in the village were much safer – now farm traffic a big concern & travelling at speed quite a worry
- A cycle path between here and Totnes – through the Dartington estate would be a highly asset – bringing more trade to the Sea Trout
- The huge lorries and farm vehicles have become a menace. It's often not possible to walk past them even if they stop in the narrower lanes – very dangerous
- Any possibilities for village car clubs? – viable for households needing occasional 2nd car
- Farm traffic is too noisy and too large for the lanes. They also travel too fast
- Road signs "Slow Down" – lower speed limit
- Traffic calming on road from Sea Trout to playing field please
- " " " " " "
- GOOD IDEA !
- A footpath / cycleway is required bridging the church end of the village to the Staverton bridge end. Perhaps very discretely lighted.
- Can anything be done to improve mobile phone reception? Booster mast?
- Farm vehicles are too large for our country lanes. Also they go too fast
- Farm traffic speeds a concern
- Thick black tyre marks always on Staverton roads shows tractors have had to apply. Brakes suddenly
- Lower speed limit for S bend by Sea Trout
- We need "20's Plenty" signs on the road for traffic calming
- SNP11 – Reality for a working couple with perhaps grown up children living at home is that no bus service can be adequately tailored to work destinations in the local main towns/cities, perhaps working from home may in some way compensate in the future?
- Point 3. I really hope we can work to reduce the increasing traffic speeds on all of our narrow roads.
- I moved to Landscope just over two years' ago. Out walking my dog, I've noticed the '20 is plenty' signs that have sprung up in an effort to encourage car drivers to reduce their speed when driving through our country lanes. I fully support these and feel that they need official endorsement. With a speed limit of this order in all areas where people walk and gather, maybe those cars and agricultural vehicles that charge, in increasing numbers, through Landscope and beyond might be encouraged to slow down. These 'rat runs' are creating a feeling more like that of a busy town rather than a tranquil country village. Can you help with this at all?
-

Energy Efficiency and Flooding

SNP 12 Renewable Energy

SNP 13 – Energy in New development

SNP 14 – Sustainable Drainage

- Yurts For Life – new workshop barn can have solar (South facing field) put excess back into the grid for the village
- The fish stocks of the Dart are under stress – specially the salmon. Every effort should be made to consider their welfare & expand their numbers. A very important and traditional resource.
- Many villages in France are copiously planted with both wild and cultivated flowers. With 40% of UK species of insect now threatened with extinction this is becoming necessary. It also engenders civic pride.
- One big wind turbine on a hill would do!
- Would be good to see the plan address possibilities for local food production – low carbon – local self-sufficiency
- Dart cleanliness
Making sure the water doesn't become polluted by the sewage systems so we can continue to swim in the dart in a safe manner. When there is heavy rain the system overflows becoming dangerous
- What is the situation with Leat hydroelectric ?

- More drains along road towards Landscope as the one at top of Newtake turn off has been struggling over the past 2 winters and water pouring down the access lane putting houses at risk of water intrusion
- Micro grids need investigation The national grid is not designed to take thousands of small inputs
- Footpath behind Sherwell Close (Sherwell Lane) floods frequently – making footpath impossible
- Flooding an issue in Eight Trees road but infrastructure needed!
- Any pressure that can be taken to slow the progress of climate chaos is absolutely necessary
- Maintain flood controls, monitor impact new development
- More "solar" energy – underground heat pumps
- SNP12 Is there now no policy to encourage the use of roof space on existing & new buildings, for solar panels. Thus, obviating future pressure to fill our fields with more solar panels?
- SNP14 – I totally agree!

General Comments

Can we congratulate you all on a well organised community event which gave everyone the opportunity to see where the Neighbourhood Plan was heading.

Thank you for informing us about it. This was the first chance we have had to speak to Councillors to explain what we have been trying to do over the last few years.

It has all been focussed on using our land to provide housing for long-term, local, benefit.

More recently, as we explained to you, we have found ourselves supporting a homeless lady during this terrible time.

As we have not had the chance before, could we ask that the following be brought to the attention of your committee as part of your deliberations:

1. We want to work alongside the Parish Council to produce the best local outcomes for the development of our land, making us very flexible in our aspirations.
2. Highways objection - the objection by Highways is readily overcome if the intended housing is supported by the Parish Council/Neighbourhood Plan. The Highways officer has stated, in writing, to the planner that "community benefit" (an exceptions site) would overcome his objections which are of a statutory nature not a planning one. That means the land can be very targeted to meet local needs. We support this.
3. We are happy with your designation of 2 x houses but believe it would be more beneficial to have one building as a semi-detached to bring the value of the individual dwellings down. This offers financial access for a wider range of local families and extra opportunities.
4. Being directly opposite the playing fields & play area, we feel the location would be appropriate for family housing.
5. Self-build plots - if you wish, we would be prepared to release more of the land for individual self-build plots, specifically for local people, which gives the opportunity to build a house meeting particular family needs. We feel there are many people that would really benefit from this opportunity.
6. Public allotments - We would also be happy to use any residual land to provide allotments for local people being managed by ourselves or the Parish Council. Of course, the access road is actually called "Allotment Lane". We have already established an orchard on the land in recent years.

From your consultation, it is clear that the Committee has a much greater understanding of the issues involved in providing accessible rural housing, which is actually targeted at, and offers long term benefit to, the local community.

It is a complex subject but we are prepared, as landowners, to work with you to try to meet the demands. We do hope this is possible.

Thank you for your taking the time to engage with us on this matter.

.....

Excellent – and I see that many of the comments I made on Saturday are in fact covered in the plan.

I wonder whether the facilities of the Dartington Estate should be mentioned when describing the parish setting – the proximity of both Park School and Steiner School (no doubt a contributory factor in the amazingly high house prices (I had no idea the average price for the parish was so high!) .

For many people the proximity of the Dartington Estate is a contributory factor in them living here – and it has, traditionally been one of the area’s largest employers – it also forms the view from the river bank walk – and many of the houses in the parish.

I’m a little puzzled by the plan stating that redundant farm buildings shouldn’t be used for residential use – surely a brown field site is preferable to a green field site? And isn’t there a presumption in favour of converting farm buildings – or am I out of date?

Have the steering group considered the ‘St.Ives Policy’ – no new builds can be bought as secondary residencies – this could also be applied to barn conversions etc.

Well done everyone! I’m impressed by how far you’ve got with a small handful of people!

.....

Having seen your excellent exhibition in the Church to-day, I would like to give a more considered opinion. I came rather reluctantly because the intricacies of planning are not really my thing. However I was pleasantly surprised, and I was very glad to talk to Ian who explained where the new housing might be situated. It’s good to know that small clusters, and affordability are high on the list of considerations. What worries me in particular is when large firms of “developers” (i.e. speculators and profiteers) come into an area and build “executive” houses which become second homes. In addition it’s good to see that the declaration of a climate emergency at County, District and Parish levels is being taken on board by so many parishioners.

I think any decision affecting our future, needs the environmental crisis to be top of it agenda. It seems with hurricanes, floods, fires, melting ice and sea-level rise, the first effects of climate chaos are already with us. With a 2 degree rise in temperatures it’s hard to imagine the future. Add to that the catastrophic loss of biodiversity and depletion of soils, we need swift action to avert the looming crisis. Hence all local government decisions need to be taken with this as the uppermost consideration.

Thanks once again for all your hard work.

