

Abbotskerswell Neighbourhood Plan - Community Workshop Notes

Neighbourhood Plan: The Process

- Linden Homes Development – from their ‘open’ day they said that the public place within the development would be the responsibility of the homeowners on the development to maintain via a management company. Having experience in this type of issue, I have found that within a short period of time the management company does not work and these areas are not maintained.
- I am happy for a couple of small developments as long as they aren’t overpacked and have a large portion of affordable housing.
- I want to know the village is sustainable and don’t mind infill areas being developed but strongly am against the Wolborough development
- What does the developer want to build on the Butchers site?
- How would you ‘get evidence’ xxx xx truth?
- The Linden Homes proposal does not provide adequate access to the site and is an overdevelopment with 53 houses planned
- 50+ homes will obviously add very significantly to traffic on Manor road – already a problem at times – there is only one way in places – and there is no plan to widen
- Appreciate sustainable growth is important – but the emphasis has to be on “appropriate”! thinking about the longer term future of children and families, attracting inward investment and developing community cohesion through necessary/appropriate facilities
- Heavitree Brewery are not bothered about the village community of its facilities. We as a village should consider buying this land for village use i.e. a nature reserve and pond.
- Housing style – prefer not the Linden style in Ogwell (equal transported from Mediterranean seaside) but village compatible
- Concerns over increased traffic along Manor Road due to Linden Homes proposed build. This will no doubt become a “rat-run”
- The trouble with the (Linden Homes) proposal is the inadequacy of the road access and especially the poor quality of Manor Road and the idea of only one road access to the development
- 52 houses will aggravate the traffic problem further. The proposed style of housing does not fit in with a village environment, traffic access to and from the local school is already a major problem
- In isolation, the Linden Homes proposal to build on land adjacent to the cider factory, looks to be a good use of available land for additional housing – if required. However, it further narrows the green belt separation between the village and the Wolborough development
- Surely with all these extra proposed homes we need our second village pub! More house – less public amenity. Bring back The Butcher’s Arms!
- Will someone not think of the cows? How much agricultural land will be used up over the next 20 years once developers get their foot in the door
- Linden Homes look like uncharacteristic boxes – not in keeping with Abbotskerswell rural charm and aesthetics
- We should try to guard as much open space as possible toward Newton Abbot. To prevent being swallowed up

What a Neighbourhood Plan can and cannot do

- New homes will require a % of affordable homes. Locality clauses need to be applicable to protect local people and a mixture of tenures to ensure that we don't get maximum occupancy of families with children
- Too often planners consider it a number crunching exercise to build a number of homes in their area of operation. Smaller, sympathetic development should be considered rather than just lumped in one area.
- I am sympathetic to the fact there needs to be more affordable housing but I am cautious of increased traffic, a lack of recreational areas, bridle paths for horses, cycle routes and dog walking areas
- There are practically no small properties in Abbotskerswell which a single person could buy outright. Not everybody wants to have to consider shared ownership etc.
- Planning should work closely with health and education to recognise correlation between ill health and living accommodation
- The issue is the size of the development and the build quality. Too often builders just provide a design and build spec with no regard to blend in these homes in to the existing environment and the numbers are too cramped
- It would be good if development is sympathetic to the environment and to the village as whole; blends in and adds to the aesthetic quality of the village.

Parish Map

- As a young couple who have chosen to set up a family home in the village to be separate from Newton Abbot, we are worried about being absorbed back into Newton Abbot with no green space between!
- Access to the village via the road is an issue. The green lane access i.e. Court Grange Lane and the road from the Butcher's Arms need to be preserved.
- Green space is vital to the environment, both for people and for wildlife. Each development must have good infrastructure to promote health and wellbeing of the community as a whole.

Typical things a plan may include

- We should be mindful of the need for young people to be able to afford a house in the village
- House builds take years – 2 to 3 years of noise pollution, air pollution and general ruined landscape
- Some houses reserved for local purchase only there are some schemes like this in other rural area
- Housing development - plans to increase housing needs very careful monitoring and cannot be allowed to proceed if adequate development of the road infrastructure is not assured!
- A significant number of any houses being built in any development should be affordable perhaps provision made for youngster of the locality to have a priority – say.

Housing

- 1. Road in (Odle Hill) is already a challenge as so narrow – walking it is a problem with wide buses, speedy traffic. 2. Great to have more jobs but where will people park, needs to be part of the plan
- Central and local government need to be less disjointed on terms of what plans are adopted, fewer homes/more self- build
- Will the village be able to cope with additional traffic especially as two buses try to pass each other i.e. Odle Hill. There is no other access for traffic.
- Building on land behind Manor Road. (Linden) – Where, oh where would up to 100 cars (2 per house) be able to get to the main road. Cider works road is already a nightmare. Taking children to school or going to the shop would be more chaotic than it is.
- Affordable housing needs defining, it usually means very poor quality or environment as the houses are packed into a small area.
- If we are having new housing built it should definitely include affordable homes and self-build homes
- Additional housing – WHY
- Limit housing builds – worry is once it starts when will it end
- Yes, affordable housing for our local young families BUT – please consider parking around the village. This is a great problem now with parking all over our village roads
- Please try and keep housing developments away from bridle paths and nature walks that surround the village and keep it a beautiful place to live
- A few houses, in keeping with the village, behind and beside the Butcher's Arms. But only affordable housing – council are building council houses in some villages
- Because the village has very restricted road access – we ought to consider a limit to housing development as this will otherwise make life quite unpleasant
- I live on Wilton Way which was built in the 70s. Whilst it has no doubt brought people/ income to the village and helped keep the shop etc. This development is a prime example of planners simply number crunching and having no regard to building small sympathetic developments in local areas
- Housing appreciate a small need for some houses which are more affordable e.g. max 15 to look at how many local people i.e. Abbotskerswell would take up the opportunity. The village (roads) can just about manage volume, additional stress on these roads would be adverse environmentally, safety and manageability. It would become a (rat run) the village would be lost look at EAST OGWELL!

Process diagram

- I would like to discuss strategic issues [name and telephone given]
- Happy to be part of discussion group [name and email given] exploring areas of job creation/employment/business development

Employment

- Where!

- Building houses will not bring in more work or businesses – the area around N. Abbot, Torquay etc. already has more people out of work than many other areas
- Will part of the planning consent consider providing workshops so people can work from home. Consider the Poundsbury project set up by Prince Charles as a model
- So this means more heavy traffic on unsuitable roads, increased general traffic. This village will be swallowed up and lose its lovely character
- Local employment should be encouraged and included in the plan together with apprenticeships this may need further premises being developed
- Where!!??
- Without access to high speed internet, it is difficult to create an online shop which can be worked from home. Are there any plans for more industrial units in the area
- There needs to be more local employment opportunities to support a larger community. Better services like faster internet is essential
- Local employment – does that mean there will be more cars parked on the road by the cider works

Education

- For heavens, stop changing education (preschool, primary school) as they are fine for this village
- Will the primary school be able to cope with the influx
- There are many skills in Abbotskerswell. May we have a parish “workshop”

Transport

- A mobile doctor in the village would help older people and those with younger children – especially those without transport and those unable to use buses. Taxi costs £7 each way to Ipplepen.
- Footpaths – update throughout and needs safe ways to walk through the village
- GREEN LANES/FOOTPATHS – a leaflet was published about 20 years ago I will investigate and try to bring this to the plan [name given]
- Could there be mobile doctor’s surgeries etc.?
- Footpaths – I agree A. recreational – from Priory to Decoy Park – at present over agricultural land. Not to be rerouted through housing estate. B. from Priory to AK village safe footpath to be provided before any redevelopment.

Environment

- Building on the Butchers Arms land would increase the flooding problem in the lower village. Also, bats and slow worms are present in this area. A full ecological survey needs to be carried out.
- Need to consider the wildlife before digging through this beautiful landscape!
- Will the present drainage system be able to cope with sewerage, water etc. if 100 more people in the new houses proposed at the Linden site. Already flooding in the village
- Butcher’s Arms land building proposal would increase the flooding risk by those houses by the park

- Mixed woodland to screen the new houses from the village please plant it now!
- We should put into plan as much detail as possible about wildlife living in the parish and how to protect it [name given]
- It would be good to do a survey of parishioners to ask them name the especially beautiful views and places in the parish that should be protected from development
- We live in hope!
- I suggest we ask the village school to investigate wildlife in the parish – they might like to ask all the children to report all their knowledge
- The Butchers Arms land is a known area for bats flight path

Community Facilities

- Skate Park really needs its ramps fixing and a bench for parents to sit on!! And a bin otherwise litter is left there
- The old barn on Manor Road? Could be rebuilt (by modern cob builders) (based at Plymouth University). Land could be car park
- Entertainment – be aware of households nearby this is still a village. We don't all have a lie in the next day after early hours finish of events
- Butchers Arms? Include youth centre – tree planting between allotments and sports field – Village garden would be good – useable footpaths
- Allotment area, shed a mess needs moving – Abbotskerswell sign on the Totnes road needs replacing, parking on Manor Road needs to be better controlled/organised
- Continuing development of healthy living explaining all issues of health and wellbeing
- Community activities are not terribly well supported unless they are free, but it is extremely important that we have perhaps an activity that is free at least once a year to celebrate what a wonderful village this is!!
- Whilst consultation is a requirement. The issue is how much notice the planners take of the feedback given by local people about where they live too often consultation is simply an exercise that meets government requirement
- I strongly believe the village heritage should be preserved. The Butcher's Arms is a traditional pub which dates back to the 1700s. It was a great place for entertainment and should not be allowed to fade away.
- Events – entertainment ok but could organiser be responsible to arrange out of village/park and ride/ field for parking as village is clogged up now.
- Tradesmans Arms – remove brambles with voluntary labour/create village garden – or/and pet memorial ground

Highways

- The little play area near the football field would perhaps make a better carpark. Better playarea in one of the other "empty open spaces"
- Parking does need to be sorted at the entrance of the village but not to the detriment of the businesses. I feel some businesses could find some staff parking spaces.
- Speed limits perhaps need to be looked at, as I have noticed more vehicles "speeding" around "kerswell" narrow roads. Could be an accident waiting to happen.

- CYCLE PATHS – any workable cycle path to relieve Totnes-Newton Abbot road would be good.
- Parking in the village a problem – we need land given over to small car parks
- 20MPH SPEED LIMIT NEEDED THROUGHOUT THE VILLAGE
- Statutory speed limits have little impact on motoring speeds. Even 20mph is too fast in parts of the village and at certain times. I believe speed bumps are the only thing that will make sure children safe [name given]
- Parking needed for workshops – not on roadsides!! [name given]
- Parking around church house preventing access – huge problem. Any way of addressing this.
- PARKING AT THE ENTRANCE TO THE VILLAGE BY MALLANDS NEEDS RESTRICTING
- People drive through the village far too fast we don't want ramps but maybe rumble strips. The section from the Butchers to the church rooms
- Much of the items listed under "highways" already at breaking point – would not be able to sustain any more people or traffic

Your Involvement

- Priory Residence Association happy to distribute any leaflets etc. to all residents – contact chairman or treasurer (in attendance book)
- The village could be made even more vibrant, etc. if various organisations e.g. PC, Church etc. etc. worked more closely together
- Village referendum required?
- Happy to help if I can [number given]
- If a decision is made to involve parishioners in working over particular areas – like walking footpaths, surveying for unspoilt area etc., I offer my help [name given]

Notes from Community Workshop

Parish Rooms

Fri 20th June 7-9pm &

Sat 21st June 10am - 4pm