

## ABBPlan 2016 Workshop Analysis

NATURAL ENVIRONMENT	
Consultation Aims	Consultation Aims
<ul style="list-style-type: none"> <li>• 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 (<i>NP Survey Spring 2015</i>)</li> <li>• Protect, maintain and (where feasible) enhance the current level of public access to the countryside in our Parish.</li> <li>• 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</li> </ul>	<ol style="list-style-type: none"> <li>1. Only support proposals that do not impact the tranquillity of Abbotskerswell Parish.</li> <li>2. 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.</li> <li>3. Only support development where it does not exacerbate existing surface water flooding.</li> <li>4. Encourage additional planting which can have a positive impact on run-off from agricultural and open land.</li> <li>5. Ensure development adheres to requirements for sustainable drainage systems (SuDS).</li> <li>6. Future building and land use must incorporate flood prevention proposals, particularly for known flood risk areas in the Parish.</li> </ol>
Consultation Comments Precis	Amendments recommended by Steering Group
<ol style="list-style-type: none"> <li>1. Yes 82% No 13% Neither 5%</li> <li>2. Yes 85% No 13% Neither 2%</li> <li>3. Yes 95% No 3% Neither 2%</li> <li>4. Yes 98% No 0% Neither 2%</li> <li>5. Yes 95% No 2% Neither 3%</li> <li>6. Yes 96% No 2% Neither 2%</li> </ol> <p><b>Workshop Comments</b></p> <ol style="list-style-type: none"> <li>1. Totally support the preservation of green spaces within the village</li> <li>2. It is important that there are spaces for people, dogs and horses to enjoy.</li> </ol>	<p><u>Commentary :</u></p> <p>The overall response on this section was very supportive with specific comments mostly relating to the protection and enhancement of biodiversity areas and the need to deal with flooding because of this winter's experience. There appeared to be some confusion in respect of the words "only support".</p> <p><u>Recommendations:</u></p> <p>Remove "only" from statements – gives a negative feel</p> <p>Policies should promote specific wildlife and biodiversity protection areas</p>

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***

### **Polices should identify flood risk areas for action and not be specified in the objectives**

NE1 – Comments are noted and, where possible, will be covered by other objectives, policy detail and supporting strategies.

NE2 – Comments The preference is noted but this Plan must recognise local housing need, NA3 Wolborough developments proposed within Abbotskerswell Parish, required business development demands and the constraints and opportunities offered by TDC Local Plan, whilst

***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.

***NE4 - Encourage additional planting which can have a positive impact on run-off from agricultural and open land.***

***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:**

accepting that the protection of the Natural Environment is essential to the wellbeing of the Parish and its residents.

NE3 comments are noted and where possible will be covered by other objectives, policy detail and supporting strategies.

NE6 – The policies within NE1 objectives and other objectives in this Neighbourhood Plan will be to balance any development with degrees of risk by introducing necessary constraints and mitigations.

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.

**Revised Aims and Objectives**

Revised Aims	Revised Objectives	Final Result																												
<ul style="list-style-type: none"> <li>• 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 (<i>NP Survey Spring 2015</i>)</li> <li>• Protect, maintain and (where feasible) enhance the current level of public access to the countryside in our Parish.</li> <li>• Ease the level of surface flooding in the Parish around DEFRA identified flood alert areas.</li> </ul>	<ol style="list-style-type: none"> <li>1. Support proposals that do not impact the tranquillity of Abbotskerswell Parish.</li> <li>2. Support development that has low impact on our landscape and environmental assets and, in particular, safeguarding our unique biodiversity, especially in regard to protected species.</li> <li>3. Support development where it does not exacerbate existing surface water flooding.</li> <li>4. Encourage additional planting which can have a positive impact on run-off from agricultural and open land.</li> <li>5. Ensure development adheres to requirements for sustainable drainage systems (SuDS).</li> <li>6. Future building and land use must incorporate flood prevention proposals, particularly for known flood risk areas in the Parish.</li> </ol>	<table border="1"> <thead> <tr> <th>Objective</th> <th>Yes</th> <th>No</th> <th>Null</th> </tr> </thead> <tbody> <tr> <td>NE-1</td> <td>82%</td> <td>13%</td> <td>5%</td> </tr> <tr> <td>NE-2</td> <td>85%</td> <td>13%</td> <td>2%</td> </tr> <tr> <td>NE-3</td> <td>95%</td> <td>3%</td> <td>2%</td> </tr> <tr> <td>NE-4</td> <td>98%</td> <td>0%</td> <td>2%</td> </tr> <tr> <td>NE-5</td> <td>95%</td> <td>2%</td> <td>3%</td> </tr> <tr> <td>NE-6</td> <td>97%</td> <td>2%</td> <td>2%</td> </tr> </tbody> </table>	Objective	Yes	No	Null	NE-1	82%	13%	5%	NE-2	85%	13%	2%	NE-3	95%	3%	2%	NE-4	98%	0%	2%	NE-5	95%	2%	3%	NE-6	97%	2%	2%
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<b>BUILT &amp; HISTORIC ENVIRONMENT</b>	
<b>Consultation Aims</b>	<b>Consultation Aims</b>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ol style="list-style-type: none"> <li>Review the existing development envelope and conservation area.</li> <li>New or rebuild dwellings, extensions or other building works should blend in with neighbouring and nearby dwellings.</li> <li>Promote the use of nearby existing mineral resources.</li> <li>Introduce a Parish design statement, covering: Quality Landscape and Amenity; Architectural; Geographical and topological constraints (2/3 storey properties); Quality Distinct Identity; Pedestrian and Cycle Friendly; Energy and Water Efficiency; Managed and Maintained Public Realm; Inclusive Places; Safe Places; Green Infrastructure; Integrated Wildlife Habitats; Parking</li> <li>Certain permitted development rights will be constrained or withdrawn in cases where development proposals are not meeting neighbourhood plan standards of design.</li> </ol>
<b>Consultation Comments Precis</b>	<b>Amendments recommended by Steering Group</b>
<ol style="list-style-type: none"> <li>Yes 85% No 5% Neither 10%</li> <li>Yes 90% No 8% Neither 2%</li> <li>Yes 82% No 7% Neither 11%</li> <li>Yes 86% No 7% Neither 7%</li> <li>Yes 84% No 8% Neither 8%</li> </ol> <p><b>Workshop Comments</b></p> <ol style="list-style-type: none"> <li>High quality design but do not forget the <u>affordable</u> homes or go back on your promises.</li> <li>Preserving the conservation area and the ‘village’ feel of Abbotskerswell is important to me.</li> <li>design of housing should allow for architectural expression and 21st century energy savings</li> </ol>	<p><b>Commentary:</b></p> <p>Mostly supportive but some uncertainty about reviewing the village envelope and conservation area and also using local mineral resources. Need to be mindful that quite a few comments have been made in this and other sections about there being no need for any development No comments received on B&amp;HE 4 and 5</p> <p><b>Recommendations:</b></p> <p>Amalgamate 4 and 5, leave out details of design content (to be dealt with in policies) and clarify wording of “permitted development rights”. Need to reconcile this objective with TDC policies.</p>

## 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

B&HE1 - liaise closely with TDC over these reviews

B&HE2 – pick up within design statement policies

B&HE3 – may need to reconsider the reality of this objective.

3. Common sense should prevail in all these things.

4. Provided transport/access/egress.

**B&HE4- Introduce a Parish design statement, covering: Quality Landscape and Amenity; Architectural; Geographical and topological constraints (2/3 storey properties); Quality Distinct Identity; Pedestrian and Cycle Friendly; Energy and Water Efficiency; Managed and Maintained Public Realm; Inclusive Places; Safe Places; Green Infrastructure; Integrated Wildlife Habitats; Parking**

**B&HE5 - Certain permitted development rights will be constrained or withdrawn in cases where development proposals are not meeting neighbourhood plan standards of design.**

**Comments:**

None

B&HE4 - liaise closely with TDC over these reviews

B&HE5 - Two original objectives, BHE-4 and BHE-5, have been combined into one objective BHE-4, with original workshop results retained and shown as BHE-4 and BHE-4a, respectively)

**Revised Aims and Objectives**

Revised Aims	Revised Objectives	Final Result																								
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ol style="list-style-type: none"> <li>Review the existing development envelope and conservation area.</li> <li>New or rebuild dwellings, extensions or other building works should blend in with neighbouring and nearby dwellings.</li> <li>Promote the use of nearby existing mineral resources.</li> <li>Introduce a Parish design statement and, if necessary, recommend additional conditions or withdrawal of permitted development rights in cases where development proposals do not meet the Parish design statement.</li> </ol>	<table border="1"> <thead> <tr> <th>Objective</th> <th>Yes</th> <th>No</th> <th>Null</th> </tr> </thead> <tbody> <tr> <td>BHE-1</td> <td>85%</td> <td>5%</td> <td>10%</td> </tr> <tr> <td>BHE-2</td> <td>90%</td> <td>8%</td> <td>2%</td> </tr> <tr> <td>BHE-3</td> <td>82%</td> <td>7%</td> <td>11%</td> </tr> <tr> <td>BHE-4</td> <td>87%</td> <td>7%</td> <td>7%</td> </tr> <tr> <td>BHE-4a</td> <td>84%</td> <td>8%</td> <td>8%</td> </tr> </tbody> </table> <p><i>(Note: Two original objectives, BHE-4 and BHE-5, have been combined into one objective BHE-4, with original workshop results retained and shown as BHE-4 and BHE-4a, respectively)</i></p>	Objective	Yes	No	Null	BHE-1	85%	5%	10%	BHE-2	90%	8%	2%	BHE-3	82%	7%	11%	BHE-4	87%	7%	7%	BHE-4a	84%	8%	8%
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<b>TRANSPORT</b>	
<b>Consultation Aims</b>	<b>Consultation Aims</b>
<ul style="list-style-type: none"> <li>• Improve safe and easy accessibility in and around the village and surrounding hamlets.</li> <li>• Encourage people to use the countryside more frequently.</li> </ul>	<ol style="list-style-type: none"> <li>1. Improve parking in the village, where possible.</li> <li>2. Support and progress a 20mph speed limit in the village.</li> <li>3. Improve parking arrangements in the village.</li> <li>4. Investigate off road parking opportunities and parking restrictions.</li> <li>5. Reappraise heavy goods vehicle access to the village.</li> <li>6. Restrict HGV access through narrow lanes.</li> <li>7. Improve footpath accessibility.</li> <li>8. Facilitate greater and safer use of bicycles in the Parish.</li> </ol>
<b>Consultation Comments Precis</b>	<b>Amendments recommended by Steering Group</b>
<ol style="list-style-type: none"> <li>1. Yes 100%</li> <li>2. Yes 90% No 8% Neither 2%</li> <li>3. Yes 92% No 0% Neither 8%</li> <li>4. Yes 85% No 8% Neither 7%</li> <li>5. Yes 86% No 7% Neither 7%</li> <li>6. Yes 85% No 8% Neither 7%</li> <li>7. Yes 94% No 3% Neither 3%</li> <li>8. Yes 86% No 11% Neither 3%</li> </ol> <p><b>Workshop Comments</b></p> <ol style="list-style-type: none"> <li>1. 20 mph through village</li> <li>2. Improving parking is very important</li> </ol>	<p><b><u>Commentary:</u></b></p> <p>By far and away the section with most comments which reinforces the fact that traffic and parking are probably the greatest concerns to residents of the Village (not the Parish!). Differing views on some of the possible measures which might be taken to alleviate these problems. Lot of support for improving footpaths; bit mixed on cycle paths but understandable because of the topography of the Parish</p> <p><b><u>Recommendations:</u></b></p> <p>Need to recognise the need to be seen to be doing something.  T1 and T3 are the same - suggest T3 changes to “Investigate off road parking opportunities and parking restrictions”  Complete footpath past Denbury Diesels and to Fermoys,  Propose cycle track to NA down Vicarage Road</p>

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.

T1 – Engage with Highways Authority and explore all types of restrictions, enforcement and improvements

T2 – include with Highways Authority discussion

4. Only parts of the village should not be given any more that 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.

T3 – see T1 above

T4 – again explore with Highways Authority

T5 – again explore with Highways Authority; maybe contact Satnav providers

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

T6 – clarify “footpath.” Many people think of this as pavements when this is intended to cover Public Rights of Way

***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

T7 – be realistic with the topography and nature of our roads.

T8 – again be realistic but if pursued may need further consultation to see if there is really a demand

5. Fine as it is.

6. Flat cycle route would be useful!

**Revised Aims and Objectives**

**Revised Aims**

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

**Revised Objectives**

1. Improve parking in the village, where possible.
2. Consider measures to improve safe road usage.
3. Investigate off road parking opportunities and parking restrictions.
4. Reappraise heavy goods vehicle access to the village.
5. Restrict HGV access through narrow lanes.
6. Improve footpath accessibility.
7. Facilitate greater and safer use of bicycles in the Parish.

**Final Result**

Objective	Yes	No	Null
T-1	100%	0%	0%
T-2	90%	8%	2%
T-3	85%	8%	7%
T-4	87%	7%	7%
T-5	85%	8%	7%
T-6	93%	3%	3%
T-7	85%	11%	3%

*(Note: Two original objectives were similar, so the second of the two objectives and its workshop result have been removed from this section for clarity.)*

<b>POPULATION &amp; HOUSING</b>	
<b>Consultation Aims</b>	<b>Consultation Aims</b>
<ul style="list-style-type: none"> <li>Support additional new small scale housing development in appropriate locations only where it meets local needs. .</li> </ul>	<ol style="list-style-type: none"> <li>Proposals for housing will be supported if they meet the identified local need for affordable housing (<i>Housing Needs Report Oct 2014</i>).</li> <li>Review the current housing needs with the Parish Council and regularly set a baseline for affordable housing.</li> <li>Assimilate the impact of TDC's Local Plan's stated intent to develop NA3 Wolborough, <i>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.</i></li> <li>Identify in collaboration with TDC and NATC any NA3 issues which may impact on the well-being of the Parish, its residents and its bio-diversity.</li> <li>Support in principle proposals for one-off self-build projects by local residents as a possible method for providing a more affordable new house.</li> <li>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.</li> </ol>
<b>Consultation Comments Precis</b>	<b>Amendments recommended by Steering Group</b>
<ol style="list-style-type: none"> <li>Yes 85% No 10% Neither 5%</li> <li>Yes 87% No 8% Neither 5%</li> <li>Yes 74% No 8% Neither 18%</li> <li>Yes 91% No 2% Neither 7%</li> <li>Yes 90% No 7% Neither 3%</li> <li>Yes 88% No 7% Neither 5%</li> </ol> <p><b>Workshop Comments</b></p> <ol style="list-style-type: none"> <li>This village needs more houses not just 6 or 8 affordable</li> </ol>	<p><b><u>Commentary:</u></b></p> <p>Mixed views on housing need and mixed views on self build. On the whole supportive of affordable homes for local residents. Certainly confusion and concern over the NA3 Wolborough development</p> <p><b><u>Recommendations:</u></b></p> <p>Need to emphasise what affordable means and who would qualify The Objectives covering NA3 need merging and clarifying to ensure that this development is closely monitored and any possible impact on the Parish calculated before it happens</p>

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).***

P&H1 – policies and actions on this will need careful handling as clearly mixed feelings about any sort of development and realistically will only affordable homes be built without other development? Must calculate the impact on flooding.

**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:**

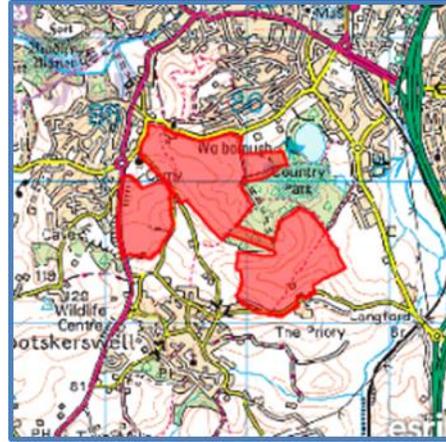
None

***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&H3 – need to communicate and assess the impact of NA3 right from the start of any action being taken on this development. Clearly there is confusion about NA3 and what it means.



Note: TDC has recently commissioned two activities:  
1) A screening opinion (SO) for part of NA3 has been requested by a developer (Reference: 15/03022/SO 'Land At Wolborough') see adjacent map; and  
2) A NA3 'Development Framework Plans', which is considered to be a more accurate description of what will be required, with the creation of a framework of key infrastructure requirements, land uses and design principles.

Both activities will have direct and indirect impacts on Abbotskerswell Parish.

***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&H4 – see 3 above.

P&H5 – Seems to be mixed views on the merits of self-build. Will need careful handling and explanation if any go ahead.

***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

P&H6 – Will probably be difficult to meet this objective because of the varied nature of the built and natural environment of the Parish – see comment 1.

**Revised Aims and Objectives**

Revised Aims	Revised Objectives	Final Result																												
<ul style="list-style-type: none"> <li>• Support additional new small scale housing development in appropriate locations only where it meets local needs.</li> </ul>	<ol style="list-style-type: none"> <li>1. Proposals for housing will only be supported if they meet the identified local need for affordable housing (<i>Housing Needs Report Oct 2014</i>).</li> <li>2. Review the current housing needs with the Parish Council and regularly set a baseline for affordable housing.</li> <li>3. Assimilate the impact of TDC’s Local Plan’s stated intent to develop NA3 Wolborough and identify, in collaboration with TDC and NATC, any NA3 issues which may impact on the well-being of the Parish, its residents and its bio-diversity.</li> <li>4. Support in principle proposals for one-off self-build projects by local residents as a possible method for providing a more affordable new house.</li> <li>5. 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.</li> </ol>	<table border="1" data-bbox="1619 794 2143 1082"> <thead> <tr> <th>Objective</th> <th>Yes</th> <th>No</th> <th>Null</th> </tr> </thead> <tbody> <tr> <td>P&amp;H-1</td> <td>85%</td> <td>10%</td> <td>5%</td> </tr> <tr> <td>P&amp;H-2</td> <td>87%</td> <td>8%</td> <td>5%</td> </tr> <tr> <td>P&amp;H-3</td> <td>74%</td> <td>8%</td> <td>18%</td> </tr> <tr> <td>P&amp;H-3a</td> <td>92%</td> <td>2%</td> <td>7%</td> </tr> <tr> <td>P&amp;H-4</td> <td>90%</td> <td>7%</td> <td>3%</td> </tr> <tr> <td>P&amp;H-5</td> <td>89%</td> <td>7%</td> <td>5%</td> </tr> </tbody> </table> <p data-bbox="1697 1090 2065 1201"><i>(Note: Two original objectives, P&amp;H-3 and P&amp;H-4 have been combined into one objective, P&amp;H-3, with original workshop results retained above and shown as 3 and 3a, respectively)</i></p>	Objective	Yes	No	Null	P&H-1	85%	10%	5%	P&H-2	87%	8%	5%	P&H-3	74%	8%	18%	P&H-3a	92%	2%	7%	P&H-4	90%	7%	3%	P&H-5	89%	7%	5%
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<b>ECONOMY &amp; EMPLOYMENT</b>	
<b>Consultation Aims</b>	<b>Consultation Aims</b>
<ul style="list-style-type: none"> <li>Support the rural business economy</li> </ul>	<ol style="list-style-type: none"> <li>Support micro/small scale, business development adjacent to village envelope or adjacent nearby hamlets and which have no adverse visual or environmental impact.</li> <li>Explore potential sites for sensitive development of Classes A1, A2, A3.</li> <li>Explore potential sites for sensitive development of Classes B1, B2, B8.</li> </ol>
<b>Consultation Comments Precis</b>	<b>Amendments recommended by Steering Group</b>
<ol style="list-style-type: none"> <li>Yes 90% No 3% Neither 7%</li> <li>Yes 70% No 7% Neither 23%</li> <li>Yes 67% No 10% Neither 23%</li> </ol> <p><b>Workshop Comments</b></p> <p>None</p> <p><b>Questionnaires</b></p> <p><i>E&amp;E1 - Support micro/small scale, business development adjacent to village envelope or adjacent nearby hamlets and which have no adverse visual or environmental impact.</i></p>	<p><b>Commentary:</b></p> <p>Few comments on this section relatively and no strong support for more development although overall support for our local businesses No understanding of the classes of business quoted</p> <p><b>Recommendations:</b></p> <p>Clarify what is meant by “development” and be realistic about any impact Recognise that part of the NA3 development which is in our Parish includes business development Remove the classes from the Objectives and amalgamate the two concerned and deal with this in policies</p> <p>E&amp;E1 – Although the percentage support is high the comments demonstrate strong opposition in some people. Maybe more research needed to ascertain the need for more business development as with the NA3 proposals, maybe enough already?</p>

**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***

E&E2 – see revised objectives and policies

E&E3 – see revised objectives and policies

**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

**Revised Aims and Objectives**

Revised Aims	Revised Objectives	Final Result																
<ul style="list-style-type: none"><li>• Support the rural business economy</li></ul>	<ol style="list-style-type: none"><li>1. Support micro/small scale, business development adjacent to village envelope or adjacent nearby hamlets and which have low adverse visual or environmental impact.</li><li>2. Explore potential sites for sensitive development to meet objective 1.</li></ol>	<table border="1"><thead><tr><th>Objective</th><th>Yes</th><th>No</th><th>Null</th></tr></thead><tbody><tr><td>E&amp;E-1</td><td>90%</td><td>3%</td><td>7%</td></tr><tr><td>E&amp;E-2</td><td>70%</td><td>7%</td><td>23%</td></tr><tr><td>E&amp;E-2a</td><td>67%</td><td>10%</td><td>23%</td></tr></tbody></table> <p><i>(Note: Two original objectives E&amp;E-2 and E&amp;E-3 were similar, so to refine these, the second of the objectives has been merged into first, but workshop result retained as 2 and 2a, respectively.)</i></p>	Objective	Yes	No	Null	E&E-1	90%	3%	7%	E&E-2	70%	7%	23%	E&E-2a	67%	10%	23%
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LAND USE	
Consultation Aims	Consultation Aims
<ul style="list-style-type: none"> <li>Protect, maintain and enhance open spaces, recreational areas and community facilities</li> </ul>	<ol style="list-style-type: none"> <li>Identify locally valued community spaces and assets</li> <li>Establish a land use policy to achieve the aims of this Neighbourhood Plan.</li> <li>Seek to prevent the loss of existing community facilities and assets.</li> <li>Support new and existing community facilities where benefits outweigh the losses.</li> </ol>
Consultation Comments Precis	Amendments recommended by Steering Group
<ol style="list-style-type: none"> <li>Yes 95% No 2% Neither 3%</li> <li>Yes 93% No 2% Neither 5%</li> <li>Yes 94% No 3% Neither 3%</li> <li>Yes 93% No 2% Neither 5%</li> </ol> <p><b>Workshop Comments</b></p> <ol style="list-style-type: none"> <li>Make a car park for the garages on Industrial Estate so that residents can access Manor Road without obstruction.</li> <li>yes - but what is meant by assets</li> <li>If facilities and assets are not supported then they will be lost. You cannot keep on with projects if they are not viable.</li> </ol> <p><b>Questionnaires</b></p> <p><b>LU1 - Identify locally valued community spaces and assets</b></p>	<p><b>Commentary:</b></p> <p>Few comments but highest level of support for this Aim overall. Emphasis on the need to take positive action to ensure efficient and effective land use; a passive approach could lead to erosion of existing assets let alone improvements. In the “General Comments” section some identification of additional facilities thought to be required</p> <p><b>Recommendations:</b></p> <p>Amalgamate 3 and 4 and “firm” up words to reflect commentary Identify specific projects in policies.</p> <p>LU1 – maybe the need for further consultation on identifying where and what?</p>

**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.

LU4 – see “General Comments” and commentary above. Two original objectives LU-3 and LU-4 were related and similar, so to simplify, the second of the two objectives were merged into the first.

**Revised Aims and Objectives**

Revised Aims	Revised Objectives	Final Result																				
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