



# Strete Neighbourhood Plan

The recent Household Survey was a consultation initiative designed to provide everyone in Strete Parish the opportunity to express their preferences on the issues raised by members of the community at the Open Meetings held in the Parish Hall in August & September 2015.

The outcomes will be used to assist the Steering Group in developing the priorities and policies that will be the cornerstone of Strete Neighbourhood Plan.

The Household Survey consisted of a series of options on which views were sought. They were not proposals and the preferences expressed, by those who returned the document, do not constitute a vote.

The summaries of the household survey responses will be analysed by Steering Group and Working Group members to help provide vital information about the parish.

In due course, proposals will be developed from the priorities identified and these will evolve into draft policies that will be incorporated into a draft Neighbourhood Plan. Following Community Consultation and approval by the Parish Council, this will be submitted to South Hams District Council (SHDC) for them to arrange an external examiner to approve the Plan.

Residents of the parish will then have the opportunity to vote in favour or against the Neighbourhood Plan in a referendum that is funded by the government.

Two hundred and twenty one response forms were received from four hundred and eighty hand delivered to each property in the parish.

This represents a 46% return and is likely to be considered more than adequate in the later stages of the independent examination process.

Many of the comments made by those who returned the survey document have been listed separately and published as **What You Said** along with a summary of the responses received to the 56 options in the survey document.

In addition, a number of survey forms provided details of Social Organisations in the South Hams that many are involved with. These have been listed separately for those interested.

**Documents will also be posted on the parish website, [www.strete.org.uk](http://www.strete.org.uk) as PDF files and can be downloaded from there.**

# Strete Neighbourhood Plan

## Household Survey Responses

<i>Topic</i>	<i>Stongly in favour</i>	<i>In Favour</i>	<i>Not sure / Don't Care</i>	<i>Oppose</i>	<i>Strongly Oppose</i>	<i>Total in Favour</i>	<i>Total Against</i>	<i>Total Votes</i>	<i>% in Fav</i>	<i>% Aga</i>	<i>% NS</i>
<b>Housing</b>											
Housing Development (10+ homes)	51	20	22	35	57	71	92	185	38%	50%	12%
Housing Development (5 to 10 homes)	28	67	20	20	39	95	59	174	55%	34%	11%
Housing Development (less the 5 homes)	15	51	28	29	28	66	57	151	44%	38%	19%
Phased Site Development	25	43	43	28	33	68	61	172	40%	35%	25%
Social Housing Development Only	19	51	38	48	32	70	80	188	37%	43%	20%
Two Storey Apartments	6	27	54	40	49	33	89	176	19%	51%	31%
Priority for Sustainable (ECO) Development	36	57	52	15	22	93	37	182	51%	20%	29%
Totals	180	316	257	215	260	496	475	1228	40%	39%	21%
<b>Protected Areas</b>											
Village Green - Used for Organised Events	44	51	34	40	40	95	80	209	45%	38%	16%
Village Green - Ground Maintenance	43	121	33	5	3	164	8	205	80%	4%	16%
Community Wood - Tree & Shrub Management	48	107	27	13	15	155	28	210	74%	13%	13%
New Open Space	39	58	48	23	35	97	58	203	48%	29%	24%
Improve Signage for Play Park & Village Green	36	73	54	19	28	109	47	210	52%	22%	26%
Totals	210	410	196	100	121	620	221	1037	60%	21%	19%
<b>Commercial</b>											
Community Employment	25	73	51	25	24	98	49	198	49%	25%	26%
Small Commercial Units	22	63	47	37	36	85	73	205	41%	36%	23%
Totals	47	136	98	62	60	183	122	403	45%	30%	24%
<b>Roads</b>											
Three Mile Lane Road Improvements	83	65	21	20	17	148	37	206	72%	18%	10%
20mph Speed Limit & Traffic Calming Measures	67	45	25	46	30	112	76	213	53%	36%	12%
Verge, Hedge Cutting & Road Sweeping	72	94	27	7	10	166	17	210	79%	8%	13%
Highway Maintenance	99	86	21	3	3	185	6	212	87%	3%	10%
Totals	321	290	94	76	60	611	136	841	73%	16%	11%

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<b>Parking</b>											
Temporary Parking on A379 in the Centre of the Village	51	65	29	22	39	116	61	206	56%	30%	14%
Parking Restrictions in the Centre of the Village	50	56	34	29	41	106	70	210	50%	33%	16%
Additional Parking Area	71	87	25	14	15	158	29	212	75%	14%	12%
Totals	172	208	88	65	95	380	160	628	61%	25%	14%
<b>Infrastructure</b>											
Improve Mobile Telephone Coverage	103	59	28	8	21	162	29	219	74%	13%	13%
Totals	103	59	28	8	21	162	29	219			
<b>Footpaths</b>											
The Platt to Bus Stop at Kings Arms Car Park	47	77	48	18	25	124	43	215	58%	20%	22%
Access across Village Green to A379 Bus Stop	38	72	39	24	34	110	58	207	53%	28%	19%
Prideaux Lane to Southwood Lane	48	67	59	15	14	115	29	203	57%	14%	29%
Round Robin Route	31	55	68	24	17	86	41	195	44%	21%	35%
Totals	164	271	214	81	90	435	171	820	53%	21%	26%
<b>Public Transport</b>											
Retain Existing Bus Service	119	74	20	3	2	193	5	218	89%	2%	9%
All Year Sunday Bus Service	56	57	73	12	4	113	16	202	56%	8%	36%
Evening Bus Service	55	70	68	7	5	125	12	205	61%	6%	33%
Use of Smaller Buses	103	58	35	9	5	161	14	210	77%	7%	17%
Community Bus to Totnes	52	71	65	8	9	123	17	205	60%	8%	32%
Totals	385	330	261	39	25	715	64	1040	69%	6%	25%
<b>Community</b>											
Weekly GP visit in the Parish Hall	50	58	61	19	13	108	32	201	54%	16%	30%
Village Planting & Litter Picking	67	122	24	3	1	189	4	217	87%	2%	11%
Property Kerbside and Hedges	77	95	24	8	1	172	9	205	84%	4%	12%
Do you need an allotment	24	39	75	24	30	63	54	192	33%	28%	39%
Totals	218	314	184	54	45	532	99	815	65%	12%	23%

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<b>Environment</b>											
Screen Paper & Bottle Banks	69	69	44	22	9	138	31	213	65%	15%	21%
Plastic Alternative to Paper Bank	57	58	60	21	6	115	27	202	57%	13%	30%
Tree Management to Protect Vistas	62	77	30	13	25	139	38	207	67%	18%	14%
Village Composting Facility	47	54	70	27	10	101	37	208	49%	18%	34%
Totals	235	258	204	83	50	493	133	830	59%	16%	25%

### Community Support Groups

	<i>In Favour</i>
Drop in Groups	36
Disability Support	73
Transport to Healthcare or Shops	98
Heating Advice	30
Health Advice	41
Home Maintenance Support	61
Others	20

### Activity provision for Various Age Groups

	<i>In Favour</i>
Walking Group	108
Sports	62
Art Activities for Adults	59
Languages	22
Music	37
Art Activites for Children	50
Computer Support	83
Keep Fit	99
Other Creative Activities	36

SUMMARY

# Summary of Responses

## Housing

The options for the size of possible housing development was intended to gauge the communities preference, as this would help to determine possible site/s for development in the parish.

Subsequent to the community returning the Household Survey document, it was suggested by some that voting in favour of one size or type of development and opposing a different size or type of development, in the same survey document, could result in ambiguous responses when determining the total number in favour or against housing development.

To overcome this potential ambiguity it was unanimously decided by the Steering Group to establish an overall view of those in favour of housing development, and those against, by following the procedure detailed below:

1. A vote in favour would be recorded where any Household Survey document noted strongly in favour or in favour of housing development irrespective of the size or type of development.
2. A vote against would be recorded where any Household Survey document noted oppose or strongly oppose **ONLY** in the housing development section.
3. Any Household Survey document with nothing noted in the housing development section would be deemed 'Don't Know'.

From 221 survey documents returned, the overall numbers in respect of Housing Development in the village are as follows:

In favour of Housing Development – 175

Against Housing Development – 35

Don't Know – 11

Although a majority of those who returned the survey document are in favour of some housing development there are some against any form of development in the village, and some who are in favour of affordable housing for local people only.

Strete, like every other area in the country, has to comply with national and local area (SHDC) policy on planning and the provision of new homes.

It should be possible for the Steering Group to enshrine the preferences of the community into reasonable housing development policies that will be manageable, fit in with village facilities, be constructed to a good standard and be acceptable to the majority.

On the key issues of housing, opinions will be divided. It is, therefore, vital that everyone engages in the consultation process to ensure that whatever is included in the Neighbourhood Plan meets with a majority approval of the community.

## **Protected areas**

There is overwhelming support for protecting and maintaining the Village Green. This together with signage is expected to form part of a Parish Plan and be addressed by the Parish Council.

The Community Wood is managed by a Trust. The responses and comments from the survey will be passed to the Trustees for consideration, dialogue and any action.

Any new open space will need to remain on the list of 'wants' until such time as a suitable location is identified and becomes available.

## **Commercial development**

There is obvious concern at the ever increasing cuts in expenditure by the Highway Authority as almost 50% of those who returned the survey are in favour of creating employment for the general maintenance tasks needed within the parish.

This is likely to raise questions as to how this can be affordably addressed.

There is some demand for Small Commercial Units. An available location for them to be sited will be the challenge and may take some time to facilitate.

## **Roads**

For improvements to Three Mile Lane to be considered, dialogue with Devon C.C. Highways Department will need to take place to establish what criteria would need to apply for them to consider addressing some of the pinch points or speed reduction systems on this route. Traffic Calming measures in the village are supported but without unnecessary 'on road' signage. This is likely to require a working group to prepare design proposals that meet with the requirements of Devon C.C. Highways Department as well as the community.

There is very strong support for improvements towards Verge & Hedge Cutting, Road Sweeping and Highway Repairs. It is possible that a strategic plan to address these issues be developed by the Parish Council together with cost implications to the community. This would then be reviewed and reported to the community before any decision took place.

## **Parking**

More than 50% of the responses received are in favour of temporary and short term parking on the A379 in the centre of the village.

However, until a solution or an additional site is found, the problem of long term parking is in the hands of those in that location who need to park their vehicles.

## **Infrastructure**

Whilst mobile telephone coverage received a huge response for action this is likely to take some time to resolve as it will need significant evidence building of the problem to take to the providers of mobile telephone systems. This in turn would also need the support of landowners to provide an area for them to install a mast. This will raise planning issues. It might be that we have to wait for technology to improve to find a solution.

## **Footpaths**

Most of the footpath proposals had good support and some are likely to feature in the priority area of the Steering Group's agenda.

In some cases this will need evidence to justify the requirement as well as dialogue with landowners who may not be willing to release land.

Any on-highway footpaths would need approval of Devon C.C. Highways Department as well as material type approval.

All issues that are likely to take time to reach any conclusion could be included in any proposed on-going Parish Plan.

## **Public Transport**

The need to retain the bus service through the village has strong support in all options.

Most of the options are already being fulfilled by Stagecoach and there is dialogue through the Parish Council with Stagecoach to address particular issues.

The issue of smaller buses is likely to be a contractual or commercial decision by Stagecoach. Whilst receiving support, a community bus to Totnes would need work to establish demand as this would probably need to be provided through a private bus company. It is currently possible to get to Totnes via Dartmouth.

## **Community**

There are on-going changes with the GP clinic in Dartmouth that are unlikely to result in GP visits to Strete unless in an emergency.

The detail of the changes have not been brought to the attention of the Parish Council yet but will be made known once they become available.

Village Planting and Property Kerbside & Hedges received strong support in the survey and are preferences that should be included in the Parish Plan.

Both, however, would need community involvement and a team of committed helpers.

The provision of allotments did not receive strong support.

## **Environment**

Screening of the Paper and Bottle Bank along with a Plastic alternative to the Paper Bank has strong support from the survey. This is something else that could feature in the Parish Plan after considering costings and access suitability.

A village composting facility appears to have marginal support. It would require the services of volunteers to manage the facility and a site location would need to be agreed.

A skip for garden waste is an alternative. There would be a cost to users for this although this would be difficult to administer.

Tree management has some strong comments despite the option receiving strong support in the survey. Trees can get out of control and some are in totally the wrong place.

The Parish Council has a Tree Warden who could advise and recommend what, if anything, should be done with trees in the parish.

### **Community Support Groups**

Disability, Transport to Healthcare or Shops and Home Maintenance received the strongest support in the survey. Addressing these issues will require community involvement and commitment.

### **Activity Provision for Various Age Groups**

Walking Group, Keep Fit, Computer Support and Sports Activities received strong support in the survey. Some of these may be covered by the Social Organisations in the separate list provided by members of the community in the survey.

Computer Support and Keep Fit could be arranged in the Parish Hall.

### **Footnote**

In order to avoid any misconceptions that may exist about the Neighbourhood Plan the Steering Group wishes to clarify that it intends to establish what development may or may not be allowed and, if it may be allowed, where and under what conditions.

Decisions about where development will NOT be permitted are potentially more important than the nomination of areas where it will be considered.

The Neighbourhood Plan is not an action plan. If it is approved and comes into force development will not necessarily follow.

If it does, it would be likely take place over a prolonged period.

The Plan is intended to cover change that may take place over 15 to 20 years.

Even where development is permitted in a particular area it could not happen unless the person who owns the land in question is willing to sell it, a developer wishes to build on it, and a planning application has been submitted and, after examination, been approved in the normal manner.

The Plan would not provide an automatic “green light” for development, even in approved areas.