

In 2015 we sought your views and aspirations for our community together with your concerns, the problems you feel need to be tackled, things you want to see protected and your priorities for the development and continued sustainability of our parish.

Most people who live in the parish like things pretty much the way they are, but over time change, inevitably, does happen.

The Neighbourhood Plan will enable us to have a much greater say in what changes take place, and how they happen.

This booklet helps set out various things that could be built into the Neighbourhood Plan for Strete. It is for you to tell us which you like, and which you don't. In some cases we have set out the pros and cons of different courses of action.



Planning for the long term

We are planning for the longer term; the next 15 - 20 years. When the Plan is complete it will set out how the majority of the community would like Strete parish to develop and remain a vibrant community into the 2030s.

Not everything would start to happen immediately, though some things might. There needs to be a vision as to how we would like to see our community develop.

If, for example, we decide where new housing could be built it may be years before the land in question becomes available and a developer decides to put forward proposals.

New housing is one of the most controversial issues, nationally and locally. The government wants many new houses built, and expects each area to contribute.



In the
2011 census
17% of the homes
in the parish
were **second
homes.**

Some people would prefer to put an end to development, especially in the village. Others want affordable homes built for themselves and their families. There is also concern that new houses will simply become second homes, empty for most of the year and contributing little or nothing to community life.

Yet if we look at the village as it is now and as it was 70 years ago, it is clear that massive changes have taken place. The homes that exist at Start Bay Park, Crestway and The Plat today were not there then.

- *Was the community consulted before these developments took place?*
- *If those developments had not taken place, and the village had stayed as it was, how sustainable would it be now?*
- *Would there still be a shop and post office, a pub, a parish hall?*
- *Would there be enough people to support and enrich parish life?*
- *Would the new section of the Coastal Path ever have been completed?*
- *Would there be a Stretewise Magazine?*

Most of the people who live in them are permanent residents. Whether they came here to work or to retire, they have contributed to the life of the community. However, a number of homes built over the last 70 years are now second homes.

Our task is to look forward rather than back.

Shaping the future together

We have the opportunity, collectively, to help shape what happens and where. We will need to do so with an awareness of the past and we will need to base our judgements on what may benefit the community in the long run, and what might harm it.

Included with this booklet is a **response form** and **household survey**.

- The **response form** provides you with the opportunity to give your views on each of the options set out in the booklet.
- The **household survey** part will help us get a much clearer picture of the needs and aspirations of everyone in the parish - and that will help when we come to make final decisions about what can and can't be included in the Neighbourhood Plan.

The Neighbourhood Plan will seek to identify broad objectives, and then write policies to meet those objectives. It may also identify projects that help meet these objectives.

Some of these projects may require the cooperation of public and/or private partners which may require conversations with a range of stakeholders.

Please complete the form.

We need **your views** to ensure that the Plan reflects the views of as many parish residents as possible. You do not need to answer every question, but it will be helpful if you do.



Handing in your completed form

Please use the envelope provided to seal your household survey form and return to one of the following options: Village Shop / Post Office, The Kings Arms or the Parish Hall.

A ballot box will be available at all three locations for you to post your sealed envelope and survey. **The target date to complete and post your survey document is 22nd March 2016.**

The greater the number of people who respond, the more full and accurate the picture we will have about the households of the parish and the views of the people in them. That will increase the chance we have of constructing a plan that meets general approval. Your responses will enable us to draw up a set of proposals that will form the draft plan. We will carry out further consultation on that draft before preparing a final version.

If a majority of those voting are in favour, the Plan will come into force and will help defend the community against unwanted change as well as helping bring about the kind of change most community members do want.

THE OPTIONS

Please indicate your preferences on the enclosed response form.

Would you be in favour of, or against, the following:

NEW HOUSING

There are no plans for development in Strete at present.

However, the Neighbourhood Plan requires the community to put forward their proposals for housing development in the parish.

The initial stage of this process is to establish the size and type of development preferred by the community.

Phased site development is intended to refer to possible self-build properties should land become available for this to become an option.

The responses you give will help shape the Plan and provide reasonable and collectively agreed proposals for development over the next 5 to 15 years.

PROTECTED AREAS

Village Green – Used for Organised Events

A number of villagers would like to see the village green used as a venue for organised events, such as village day and as a place for communal barbecues and get-togethers.

However, if the village green is to be used for this type of event the following points need to be considered:

When the ownership of the village green passed from Marden Developments Limited to Devon County Council on 13th November 1978, a number of restrictive covenants were imposed on the land. These included:

(3.10) Not permit or suffer the use of the land for organised games or public meetings.

The cost of lifting this covenant, if it was possible, would fall mainly on the Parish Council and could take a huge amount of time, effort and ultimately court costs.

Also, as the piece of land has been used for dog walking for 25 years, it has been suggested, that it is highly likely that the ground is contaminated with toxicara eggs.

Cleansing the land to remove the eggs may require extreme measures of which the removal of topsoil from the field could be one.

To minimise the risk of people (children) injesting the eggs during an event, the land could be covered with boards or tarpaulin and handwashing facilities provided. (Information provided by SHDC Environmental Officer).

Village Green Maintenance

Should bracken be more controlled in this area and should grass be cut more frequently?

Improve Signage for Village Green

Directions Signs to Village Green at A379 junction with Totnes Road and at Vicarage Lane junction with Totnes Road would help visitors find it more easily.

Community Wood

This area is maintained by a trust. The wood was established in 1991 (25 years) and there is a view that many of the trees have become too big and dense for children and walkers to feel safe and enjoy.

Reducing density in the wood would provide the opportunity for smaller shrubs to be planted that would still encourage birds and wild life in the area.

Visitors and residents could enjoy family picnics as well as children using the wood to explore and use their imagination to enjoy creative activities.

New Open Space

There is a suggestion that the Play Park is too small and primarily for younger children.

If a new open space become available in the parish, should this be considered for other sports activities and community events e.g. Strete Village Day?

Improve Signage for Play Park

Direction signage at the entrance to the Play Park on Totnes Road would help visitors find it more easily.

COMMERCIAL

Local Employment

Could regular employment be offered through an increase in the Parish Council Precept to maintain the needs of the community for grass and hedge cutting, weed killing in verges and footpaths together with pothole repairs and garden waste disposal?

Commercial Units

It has been suggested that small Commercial Units would not be suitable in the village but could be incorporated into redundant farm buildings outside the village should any become available.

ROADS

Three Mile Lane

In the event of Slapton Line being lost it has been suggested that steps should be taken to widen the narrow sections of three mile lane to improve driving for two-way traffic as this would likely be the main route for Strete through to Kingsbridge and Plymouth.

This would need to be discussed with Devon C.C. Highways Department.

20mph Speed Limit Traffic Calming Measures

Although there are 20mph speed limit signs in the village many vehicles exceed this. Should traffic calming measures be introduced to reduce traffic speed? The type and location to be determined at a later stage.

Verge, Hedge Cutting and Road Sweeping

The regularity of these services has been significantly reduced in recent years due to cut backs in funding. Would you be in favour of the Parish Council taking on the responsibility for these services and funding the works through an increase to the Parish Council Precept?

Highway Maintenance

Road Surfaces on the rural fringe routes of the community are in poor condition and is affecting access to properties in these areas.

Pot Holes appear and sections of road are often flooded due to drains not being cleared.

Cuts in Local Authority funding are making these problems worse. Would you be in favour of supporting a lobbying campaign through the media to address these issues?

INFRASTRUCTURE

Mobile Telephone Coverage

Mobile reception is poor in the parish without home booster connections to improve signal strengths. This could possibly be improved with the installation of an appropriate mast on the church tower.

PARKING

Temporary Parking on the A370 in the Centre of the Village

Parking on the A379 through the village should be limited to temporary parking only.

Long term and overnight parking should be off the highway in off highway parking areas.

Parking Restrictions

Should limited parking restrictions be introduced through the narrow area of the main road and Totnes Road junction? This would be difficult to police with the funding cut-backs.

The main road (A379) through the village is narrow; therefore, sensible and considerate short-term parking through the village to provide safety of all road users and walkers could avoid the need for restrictions.

This consideration would need to be acknowledged by vehicle owners at all times.

Additional Parking Area

The pub car park is often the first choice for visitors to park when visiting the Coastal Path. However, this is private land.

Would you support alternative off highway parking in the village if land became available?

FOOTPATHS

The Plat to Bus Stop at Kings Arms Car Park

By introducing a footpath from The Plat to the Bus Stop near the Kings Arms Car Park the route would eliminate the need to walk down the narrow section of Totnes Road, where many cars park, which would improve safety for those on foot.

Access across Village Green to A379 Bus Stop

This access would improve safety for those residents in Start Bay Park walking to the Bus Stop near Glen Cottage east of the village.

Prideaux Lane to Southwood Lane

This would provide a safer, shorter and easier route both to and from Blackpool Sands.

Round Robin Route

This could link up Prideaux Lane with new and existing footpaths. However, Prideaux Lane would need to be kept cut back to ensure safety for walkers and some new footpaths might need to be 'Virtual' textured surface in narrow sections of the village.

PUBLIC TRANSPORT

Retain Existing Bus Service

Is this service sufficiently important that it should be retained for the community?

All Year Sunday Bus Service

Provide a Sunday bus service on the Dartmouth to Kingsbridge route all year round.

Evening Bus Service

Provide an evening bus service on the Dartmouth to Kingsbridge route, particularly in the summer.

Use Smaller Buses

Replace double-decker buses with smaller buses.

Community Bus to Totnes

Provide a community bus service to Totnes.

COMMUNITY

Village Planting & Litter Picking

Selected planting and litter picking in various public locations should be encouraged as this is likely to provide an awareness of the way the village is presented to visitors and alike.

Weekly GP Visit in the Parish Hall

A small meeting room would need to be provided in the Parish Hall for this.

Property Kerbside and Hedges

Should property owners take responsibility for keeping their own kerbside area clear of litter & weeds and the cutting back of roadside hedges? This would help provide a good advertisement for the village and generate pride in the way everyone contributes to enhance the way the village is presented.

Do You Need an Allotment

Would you make use of an allotment if land could be made available?

ENVIRONMENT

Screen Paper & Bottle Banks

First impressions of the village could be improved by screening these. However, this may result in emphasising the need to keep the area clear of dumped rubbish.

Plastic Alternative to Paper Bank

This may be more beneficial for residents as paper is collected fortnightly by the regular SHDC rubbish collection contractor.

Tree Management to Protect Vistas

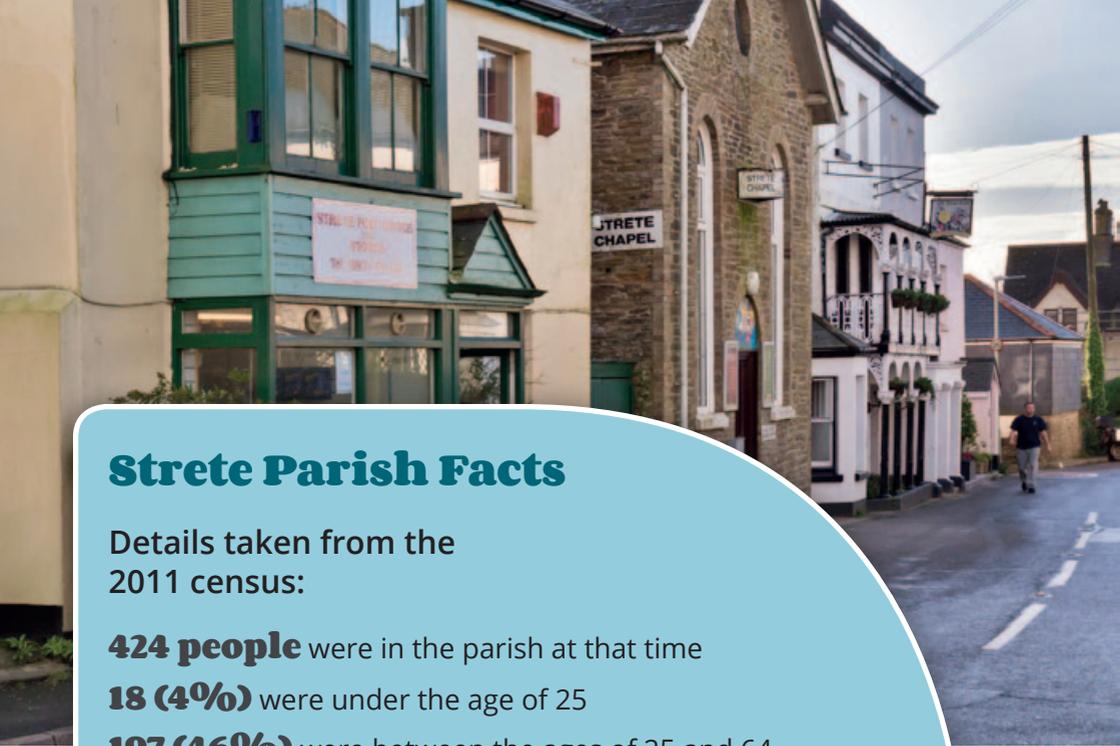
Some trees in the village need managing to protect sea and countryside views.

Village Composting Facility

This may require being set up as a separate business or being run by volunteers. Alternatively, a skip could be located in the village for green waste only. This would most likely need to be emptied weekly.

Community Support Groups and Activities

So that Strete village can be a caring and great place to live over the next 20 years and beyond, there are some support and sporting activities that you may wish to include in our Plan. This section of the survey provides an opportunity for you to say what you believe is important.



Strete Parish Facts

Details taken from the 2011 census:

- 424 people** were in the parish at that time
- 18 (4%)** were under the age of 25
- 197 (46%)** were between the ages of 25 and 64
- 209 (50%)** were 65 or over

What were they doing?

- 130 (30%)** were employed full or part time
- 10 (2%)** were in education
- 283 (67.8%)** were retired
- 1 (0.2%)** was unemployed

There were 294 households of which:

- 188 (64%)** were owner occupied
- 50 (17%)** were rented
- 6 (2%)** were shared ownership or rent free
- 50 (17%)** were second homes

The rural areas of the parish include Burlestone, Higher Fuge, Southwood and part of Blackpool.