

A NEIGHBOURHOOD PLAN IS

- ❑ A legal document that, once approved, is a statutory document with respect to planning decisions (unlike our Parish Plan of 2008)
- ❑ A document which is prepared by the community, and supported by the local authorities
- ❑ A document which covers a defined area - in our case, the entire Parish of Stoke Gabriel
- ❑ A document which must reflect the needs and aspirations of the community
- ❑ A document which must demonstrate a significant amount of consultation with residents
- ❑ A document which must be approved by a majority of voters at a referendum

What does the community want?

The Neighbourhood Plan could...

- ☐ Reflect the historic values of the community
- ☐ Consider the needs of current and future generations
- ☐ Protect what is important to the community
- ☐ Consider how we want Stoke Gabriel to appear to visitors
- ☐ Encourage residents to feel proud about where they live

What can the plan influence?

- ☐ ALLOCATION OF SITES (Joint Local Plan)
- ☐ Housing numbers per the Joint Local Plan
- ☐ Design of sites buildings and facilities
- ☐ Site Infrastructure e.g.cycle paths, footpaths etc.
- ☐ Affordable housing.
- ☐ Protection of our rural community
- ☐ Local Green Space
Designation/Preservation.

What can't be influenced?

- ☐ Anything outside of the Neighbourhood Plan Area
- ☐ Existing local or national planning policies e.g. the existing South Hams DPD
- ☐ Anything that is built or has planning permission agreed prior to the adoption of the Neighbourhood Plan
- ☐ The choice of builders or developers
- ☐ Non-land use matters

South Hams District Council – The Joint Local Plan

- ❑ South Hams District Council has joined with Plymouth City Council and West Devon Borough Council to produce a single Plan covering their areas – a Joint Local Plan (JLP)
- ❑ The Plan will set out where potential development will take and how the area will change from 2014 to 2034
- ❑ The aim is to complete the Joint Local Plan by the end of 2017 (1st draft October 2016)
- ❑ *The new local plan anticipates a strong role for Neighbourhood Plan Groups in establishing local level of need , policies and allocations*
- ❑ The intention is to utilise a ‘scoring scheme’ which takes into account village ‘facilities’ to provide an initial proposal to Neighbourhood Plan groups on housing Numbers – this scheme is currently at a consultation stage .
- ❑ This is intended as a starting point for groups to arrive at their numbers –some may want more, some less

What does the new Joint Local Plan mean for Stoke Gabriel

- ☐ Stoke Gabriel is one of 52 villages in the South Hams which have to contribute towards **700** of the 5950 minimum number of dwellings that are required up to 2034 (subject to confirmation)
- ☐ Properties completed or to be completed since April 2014, and new planning approvals will count towards our numbers.
- ☐ SHDC are in the process of evaluating sites which were submitted up to June 2016 for development
- ☐ Sites put forward in Stoke Gabriel result in 3 sites potentially suitable for development (see map)
- ☐ SHDC will not specify the nature and type of development for the sites – the Neighbourhood Plan Group has to develop appropriate policy
- ☐ If the community wishes further and /or alternative development could be specified in the Neighbourhood Plan
- ☐ Until the Neighbourhood Plan or JLP is adopted other sites in the Parish could be put forward for development

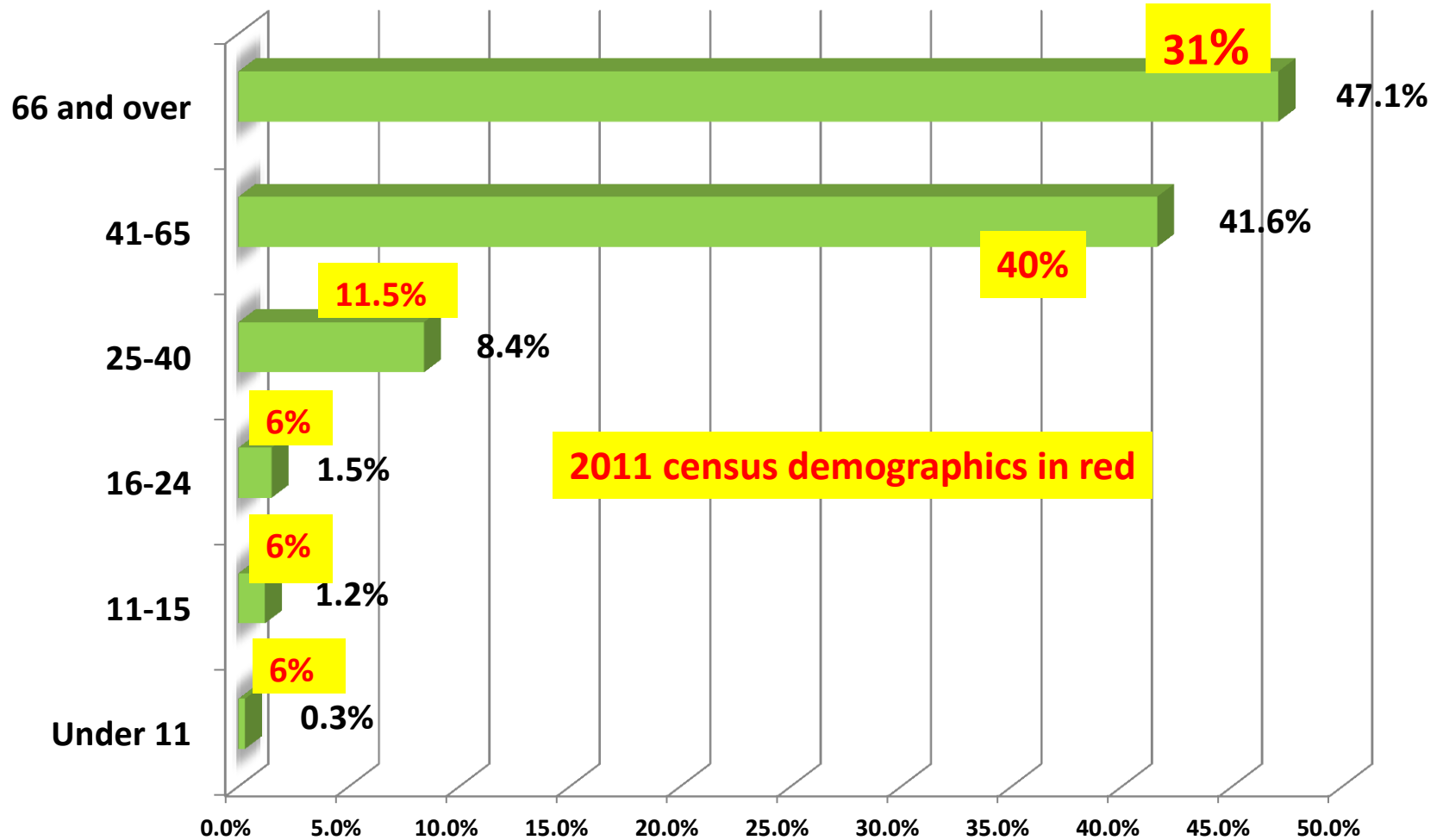
The Results of our Survey

- ☐ We conducted the current/initial survey in June / July
- ☐ A survey form was sent to each household in the Parish of Stoke Gabriel and identified businesses
- ☐ A variety of open and closed questions were asked to provide initial guidance as to what to include in our Neighbourhood plan
- ☐ Thanks to all who responded - we had **370** responses!!!! This analysis uses the first 354.
- ☐ Here are some of the answers you gave and the data generated..... (provisional findings subject to final checks)

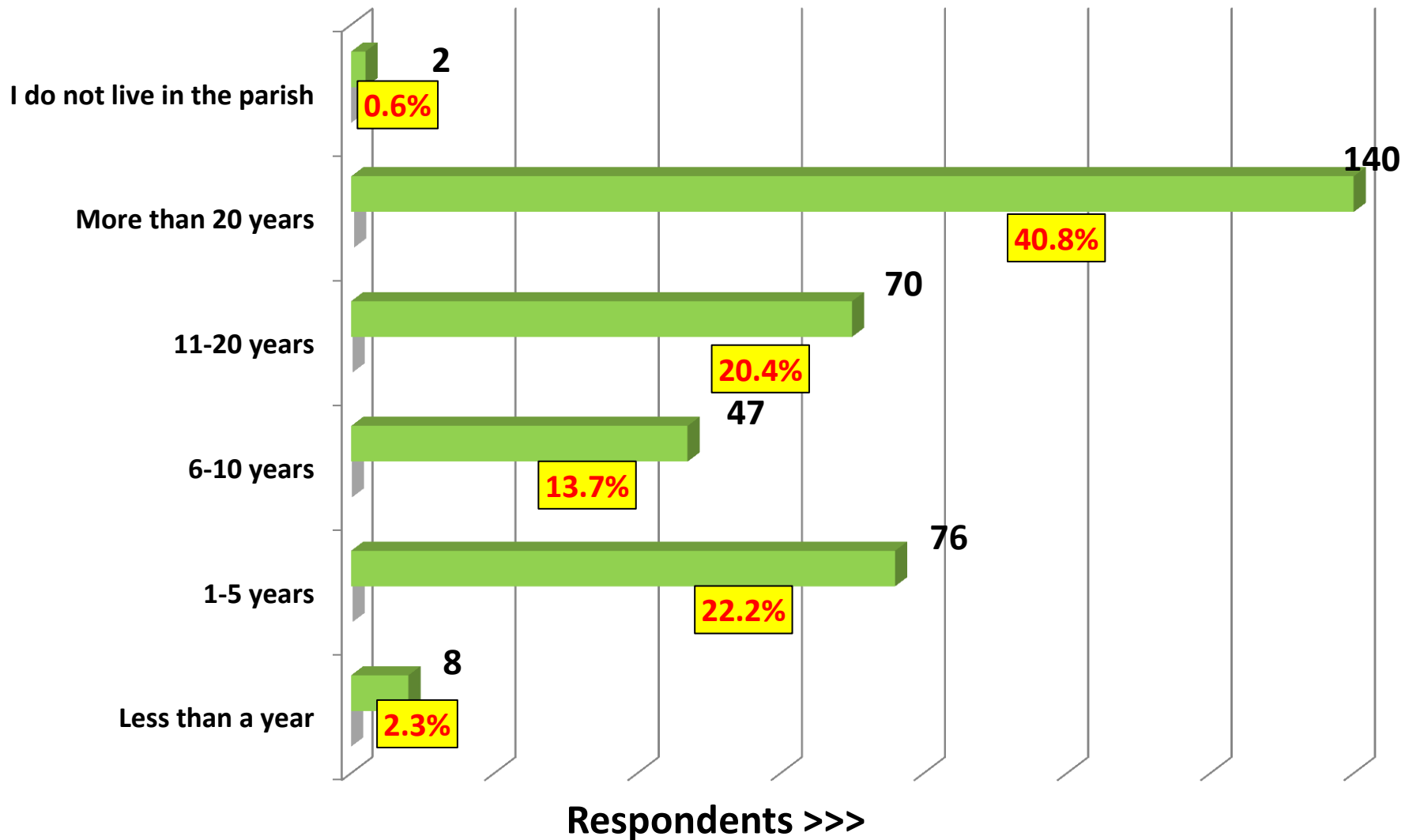
Stoke Gabriel Neighbourhood Plan

- **370** returns received from 670 residences and about 70 business addresses with some duplication of residential into business!
- More than 100 on-line, 80 at the Village Stores and the remainder pre-paid envelopes
- 54% from Females , 46% Male
- Excellent quality of response!

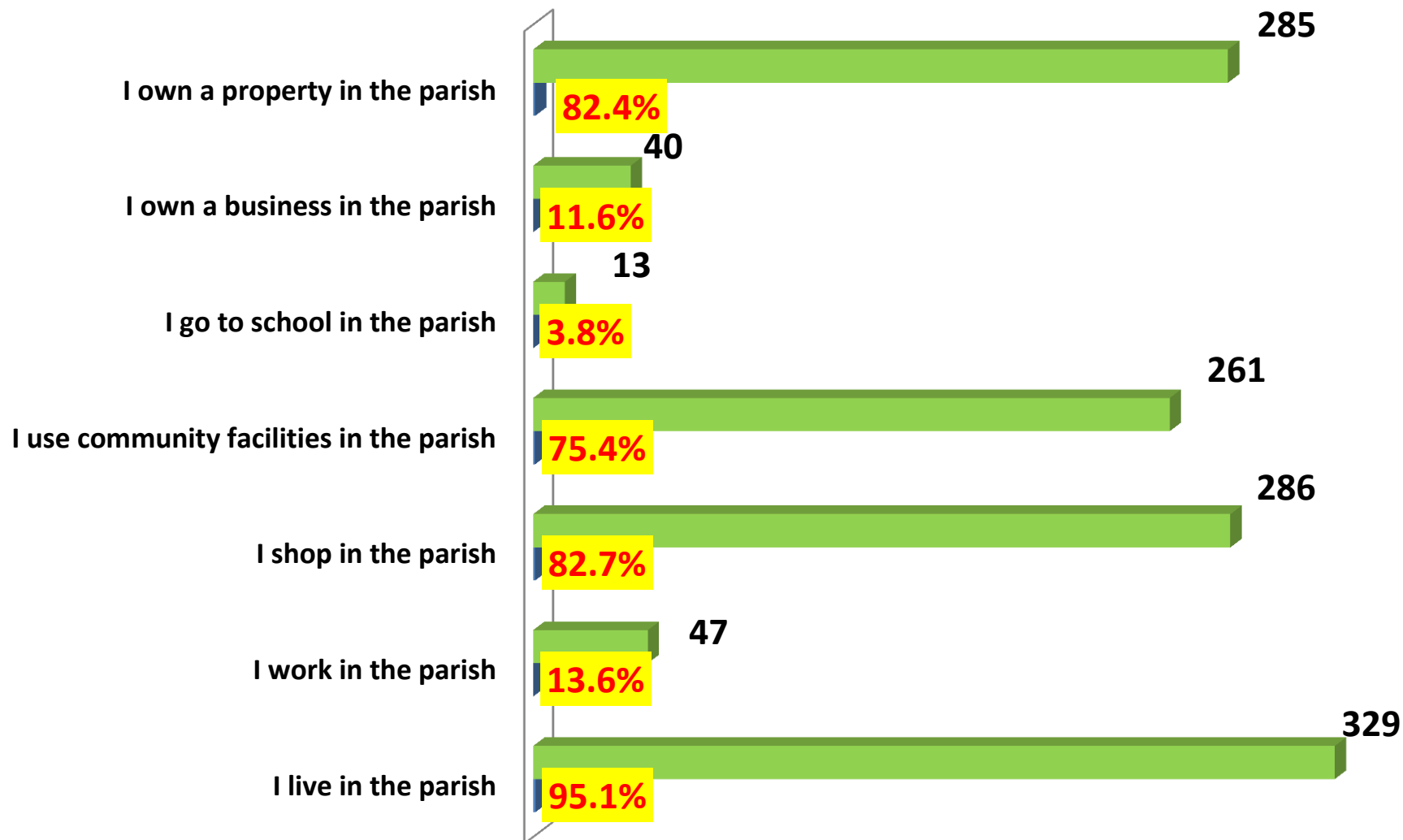
Age of Respondents



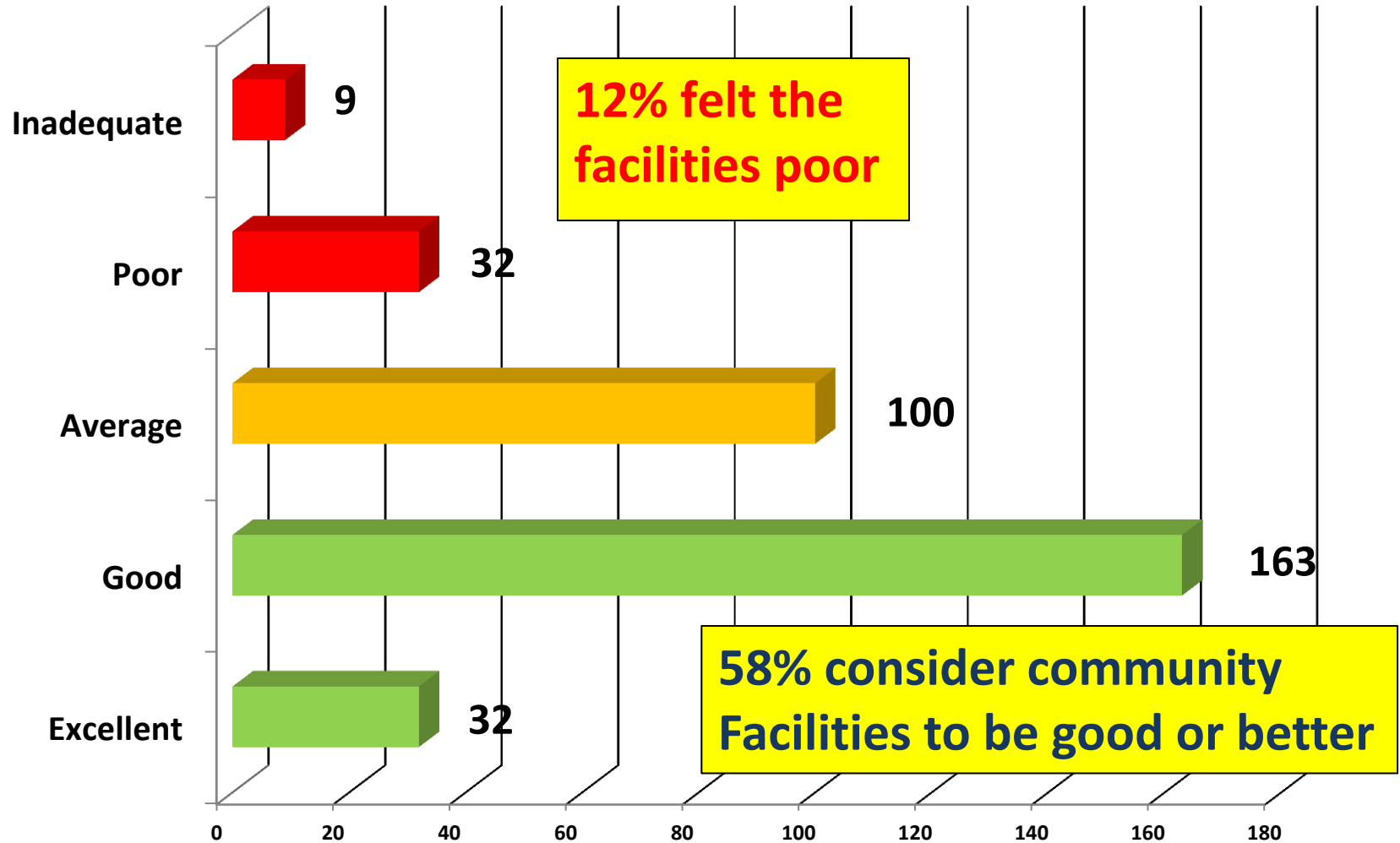
How long have you lived in the Parish?



Which of the following applies to you?



What is your opinion of community facilities in the parish?



How important to you, individually or as a family, are the following village facilities (5 Most Important, 1 least important)

Answer Options	1	2	3	4	5	Rating Average	Response Count
Post Office	5	6	40	75	212	4.43	338
Shops	6	3	36	93	198	4.41	336
Village Hall	7	12	52	95	170	4.22	336
Pubs and restaurants	6	14	55	91	169	4.20	335
Community Orchard	18	6	60	88	150	4.07	322
Hoyle Copse	21	13	70	70	140	3.94	314
Church	25	37	50	62	154	3.86	328
Old Schoolroom	31	27	82	62	110	3.62	312
Community Orchard Play Park	55	17	58	56	119	3.55	305
Stoke Gabriel Boating Association	61	39	58	57	91	3.25	306
Scout Hall	65	22	74	62	80	3.23	303
Other community play areas	57	29	73	49	78	3.22	286
Sports pitches	71	35	66	70	60	3.04	302
Primary School????	114	11	30	32	109	3.04	296
Parent & toddler group????	118	7	31	34	103	2.99	293
Pre-school	118	14	29	37	98	2.94	296
Cricket club	75	35	79	70	47	2.93	306
Football club	75	38	76	65	49	2.92	303
Allotments	87	31	73	44	58	2.85	293
Baptist Chapel	119	50	45	32	48	2.46	294

What additional amenities / activities were suggested as important?

Most frequent

Local Walks ,footpaths and foreshore

The Mill and pontoon

Area for teenagers needed

Churchyard

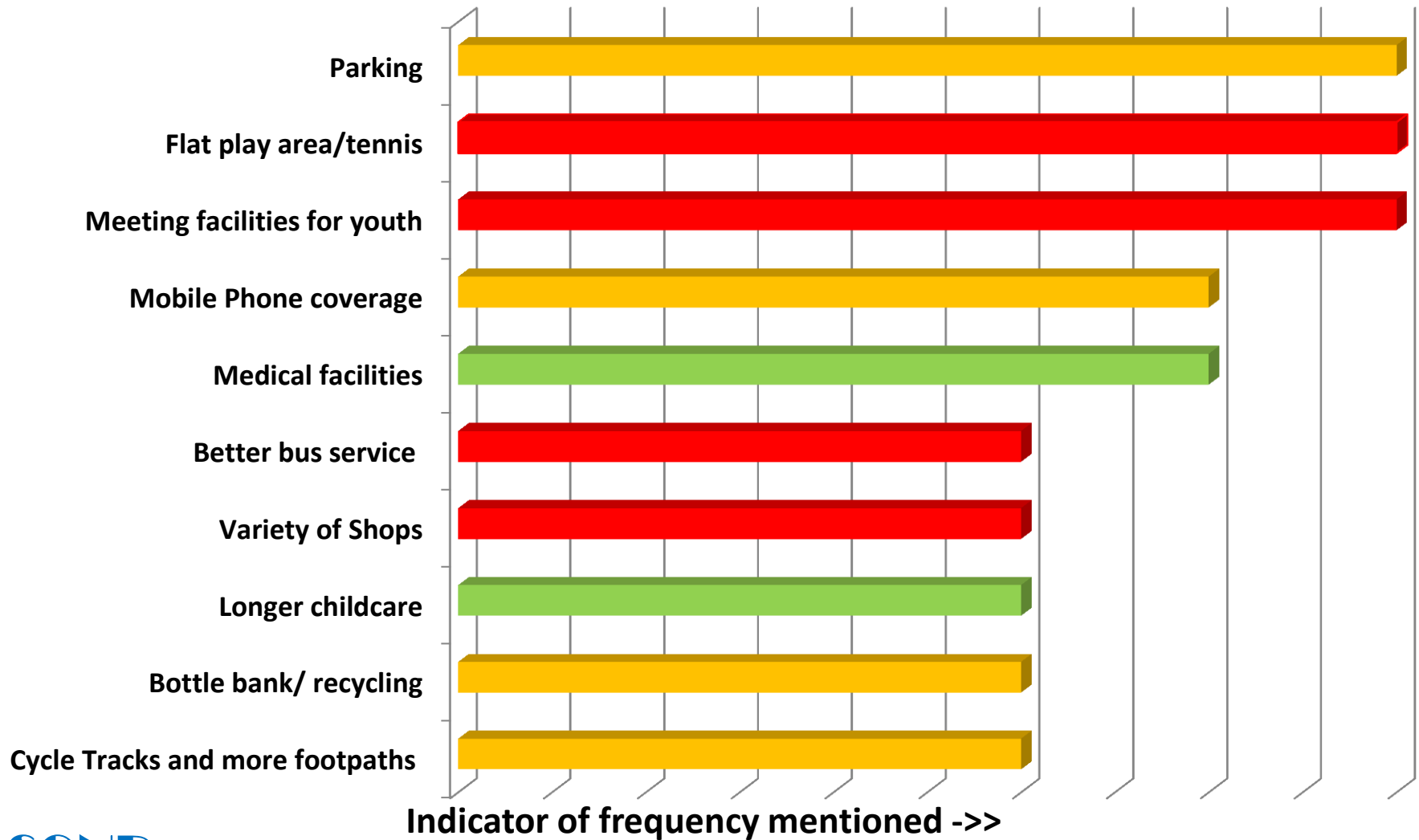
Mobile Library

Public Toilets

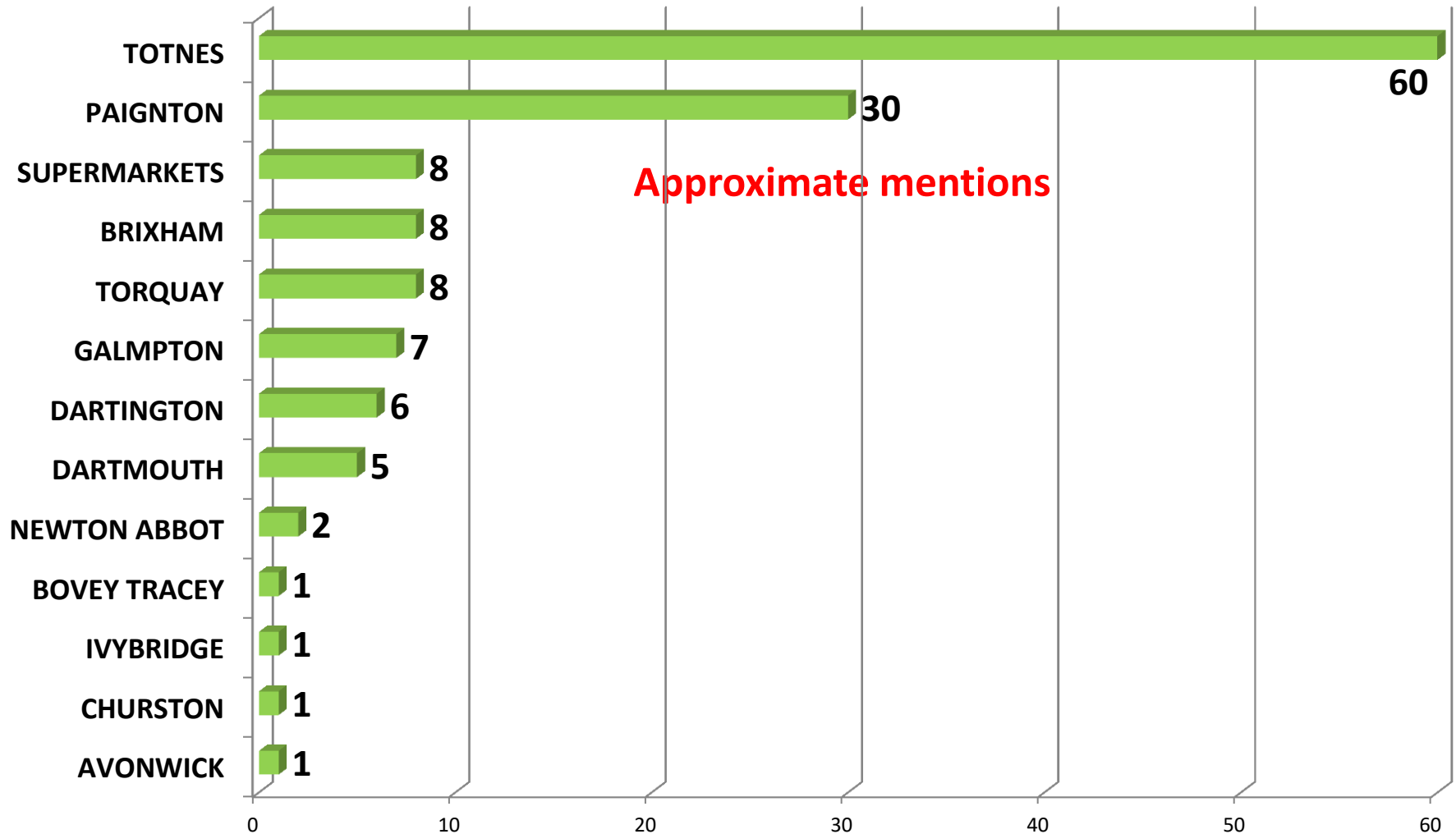
Garage & petrol Sation

Woodland

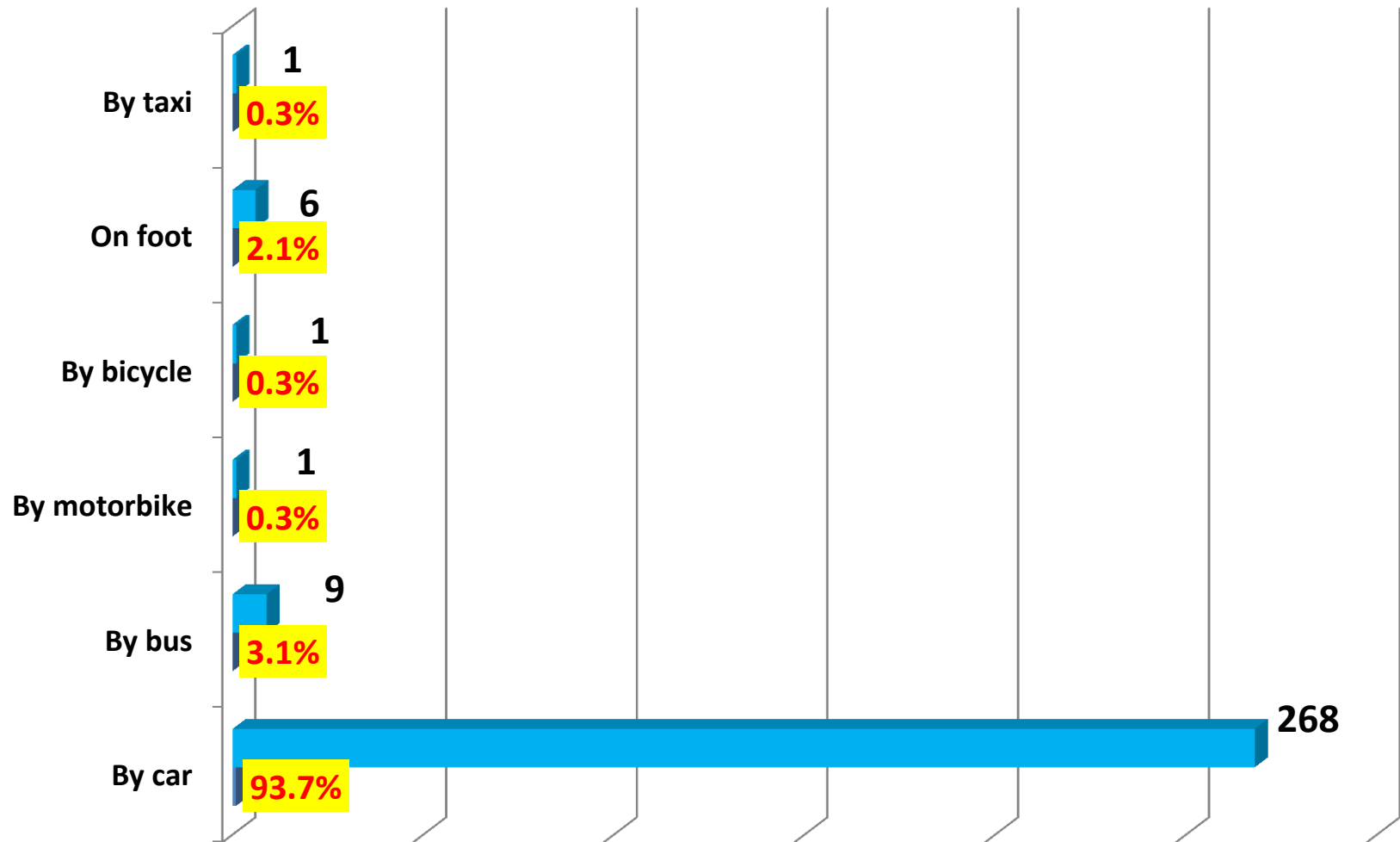
What are the common themes on missing or inadequate facilities?



Where do Parishioners go to access these facilities?

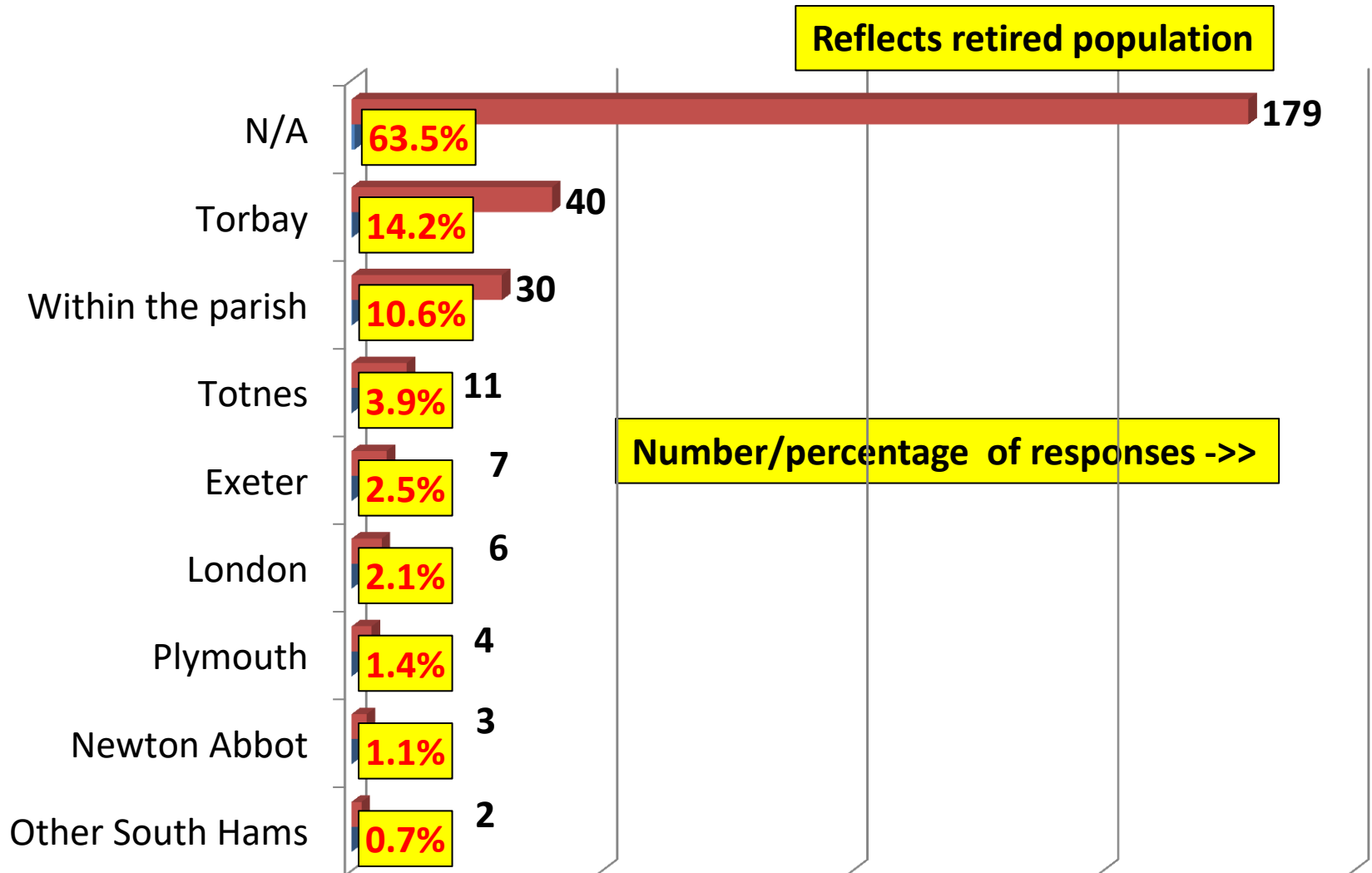


How do you travel to and from the parish?

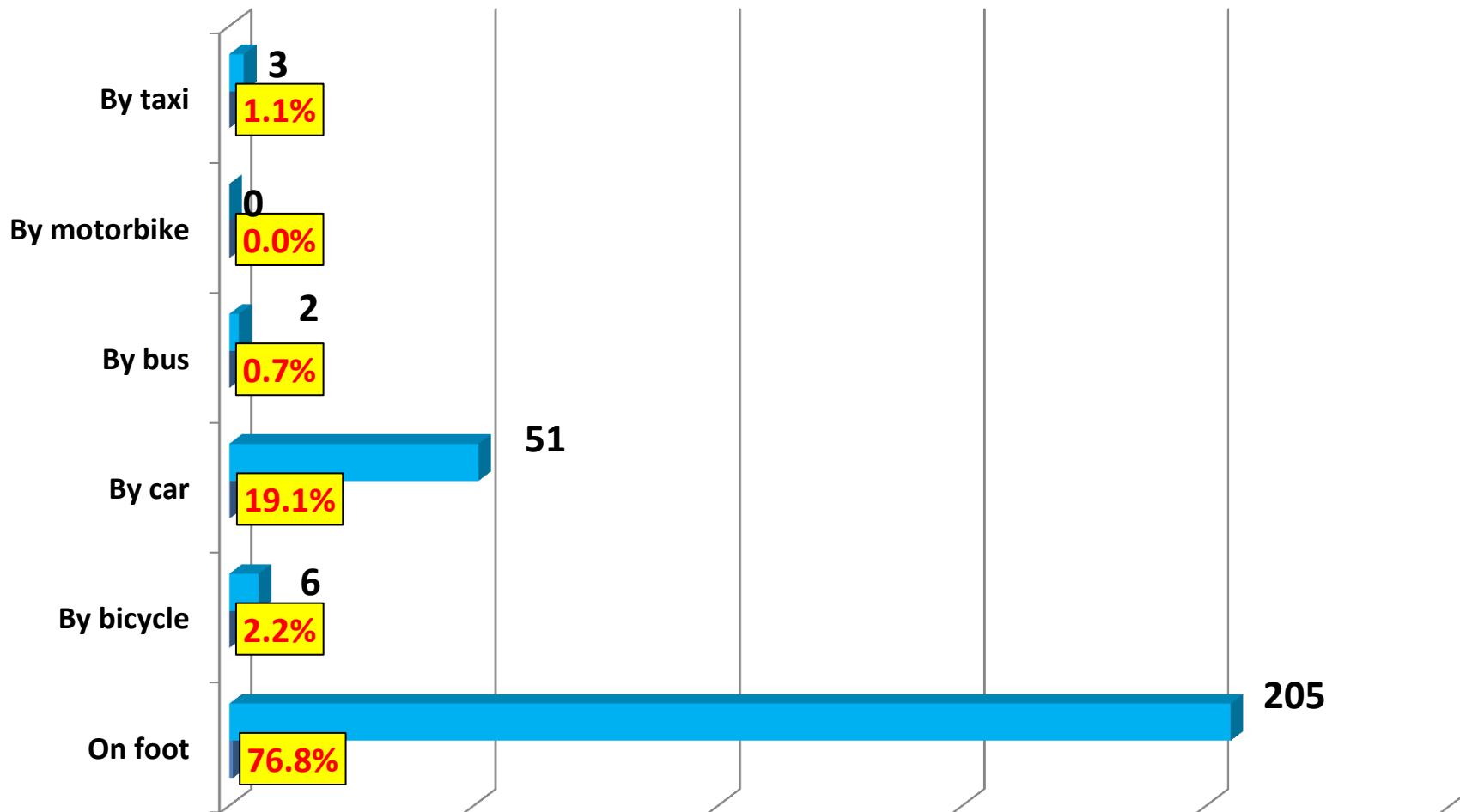


Number / percentage ->>>

Where do you travel to for your primary place of work?

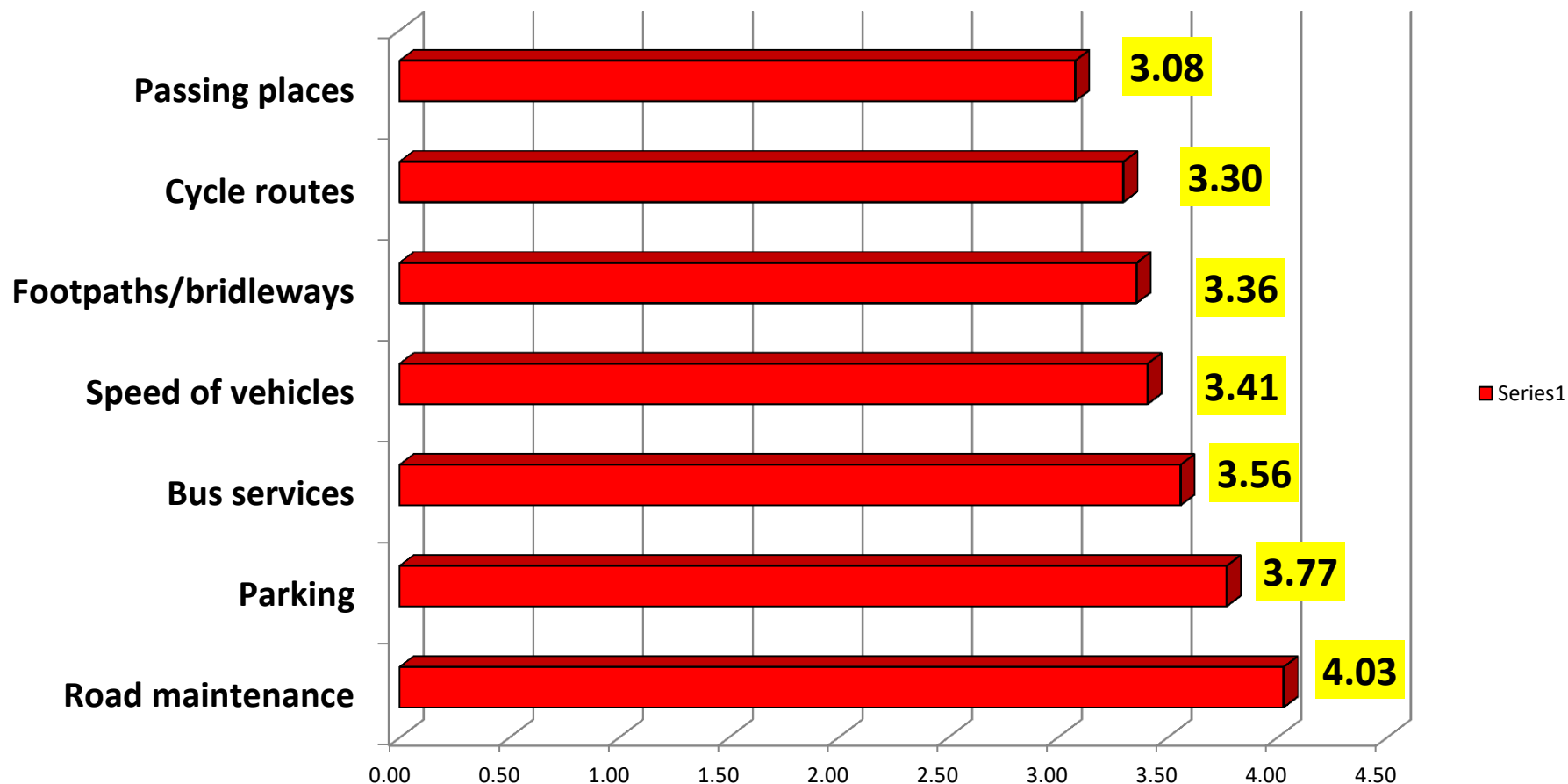


How do you get about within the parish?



Number/percentage of responses ->>

In your opinion are there any changes needed with regards to the following transport issues?

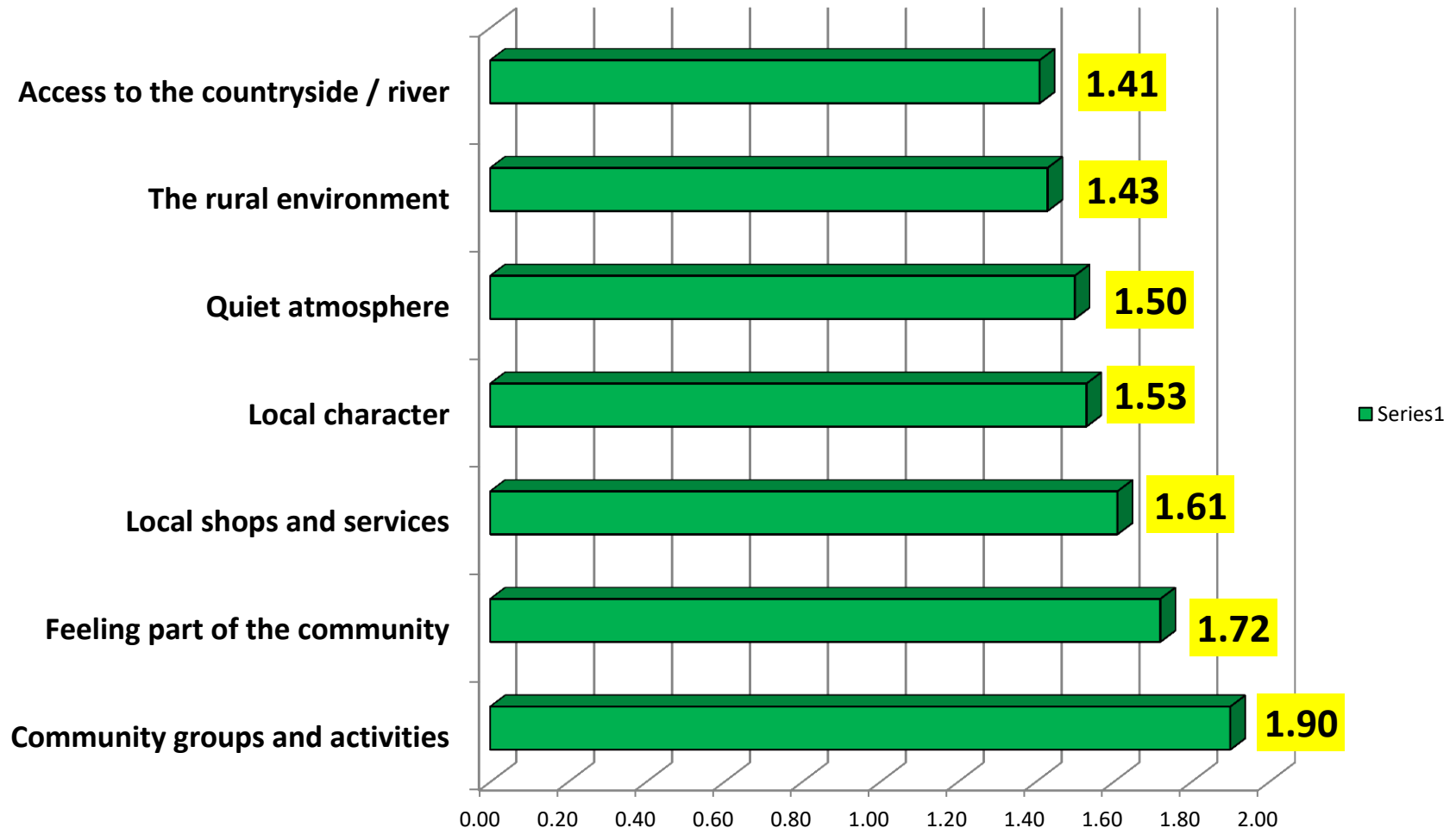


The higher the number the more was the response for change or improvement

Key themes from responses on transport

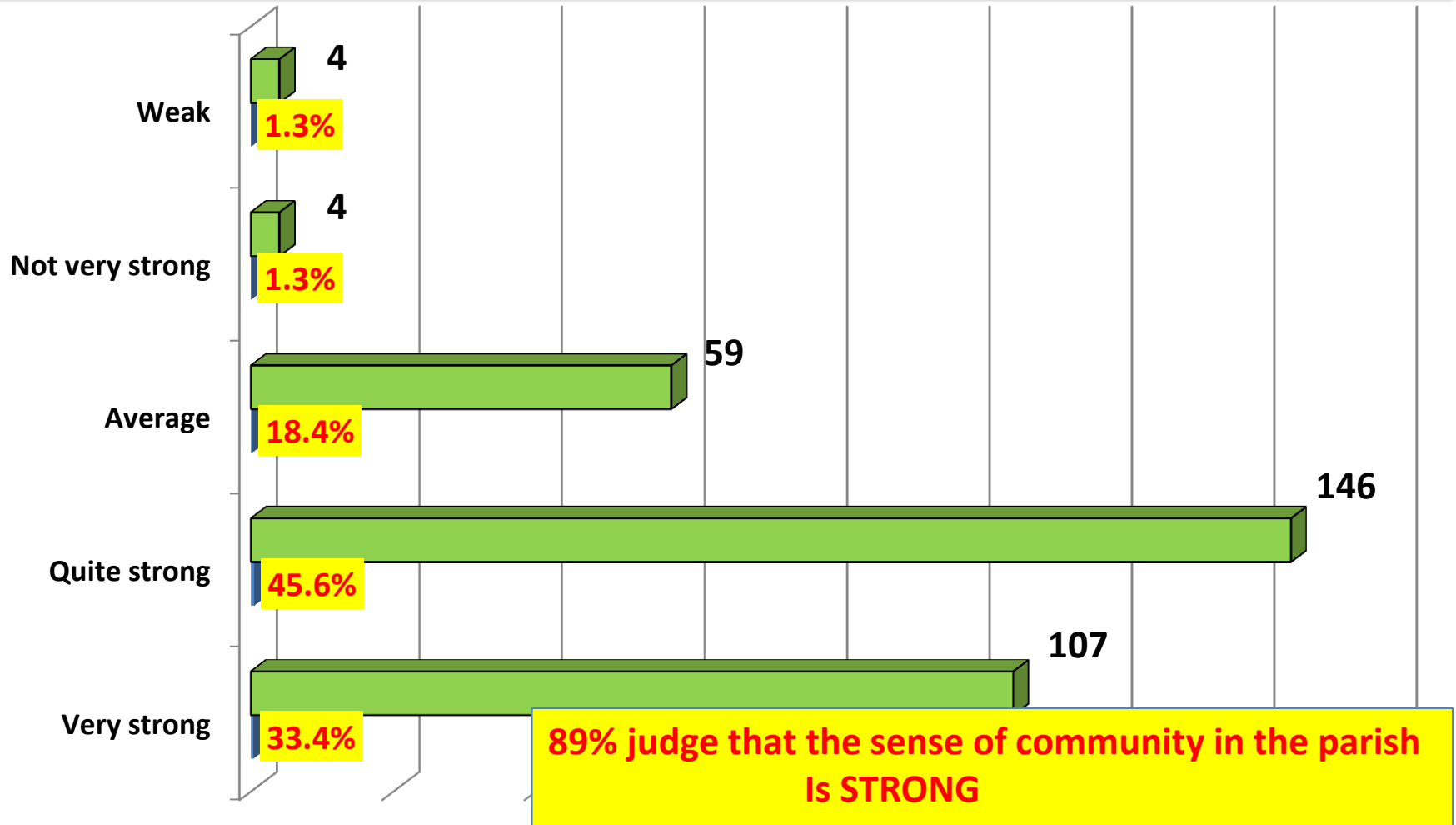
New designated cycle paths
More passing Places required
Integrated, mapped footpath provision (linking campsites/and other permissive paths
Too many potholes and urgent need to improve road maintenance
Regular (daily) bus to Totnes
Driving speed is an issue
Parking

What do you enjoy about living in the parish?



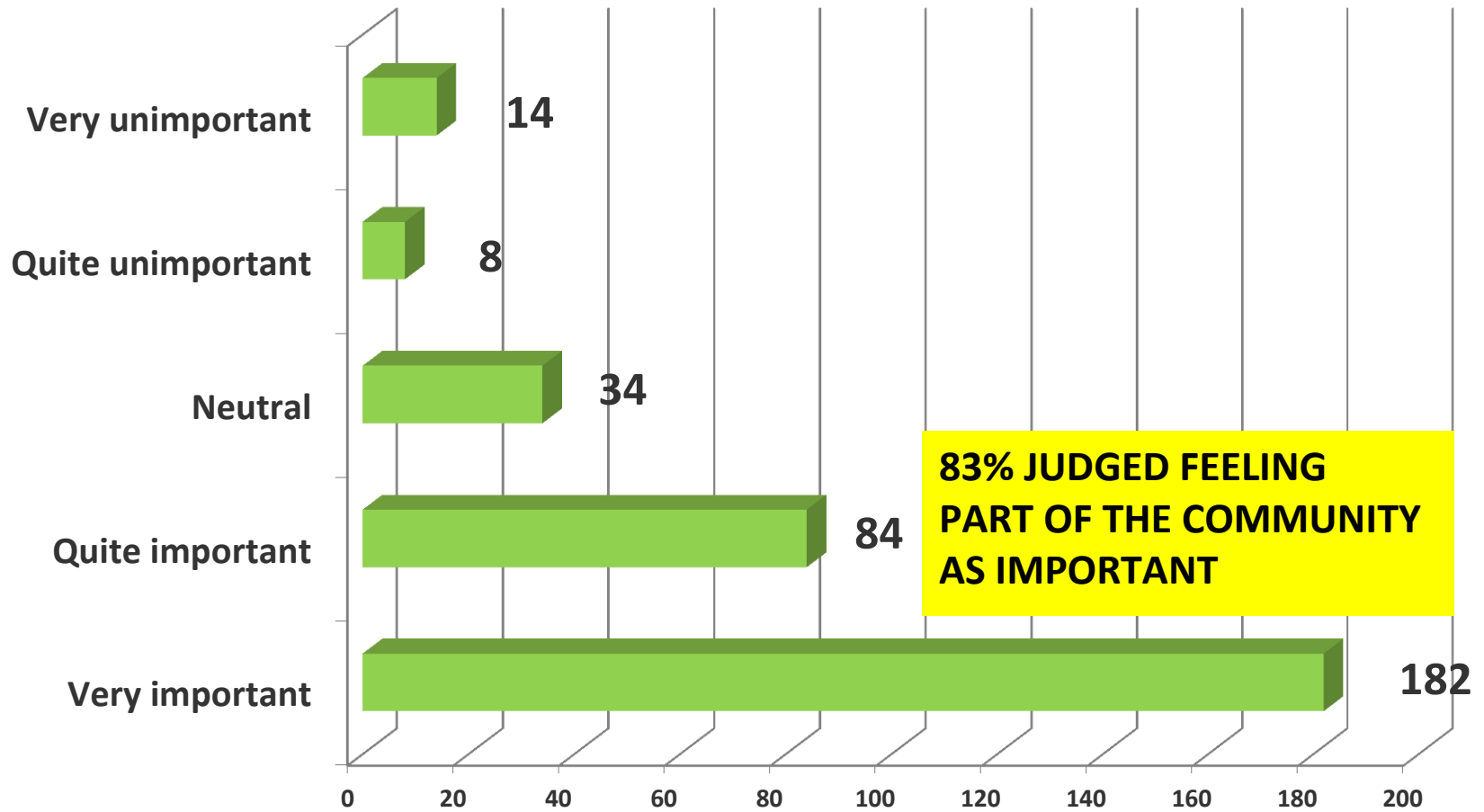
The lower the number the MORE important. Anything less than 2.5 is perceived as important

In your opinion, how strong is the sense of community in the parish?



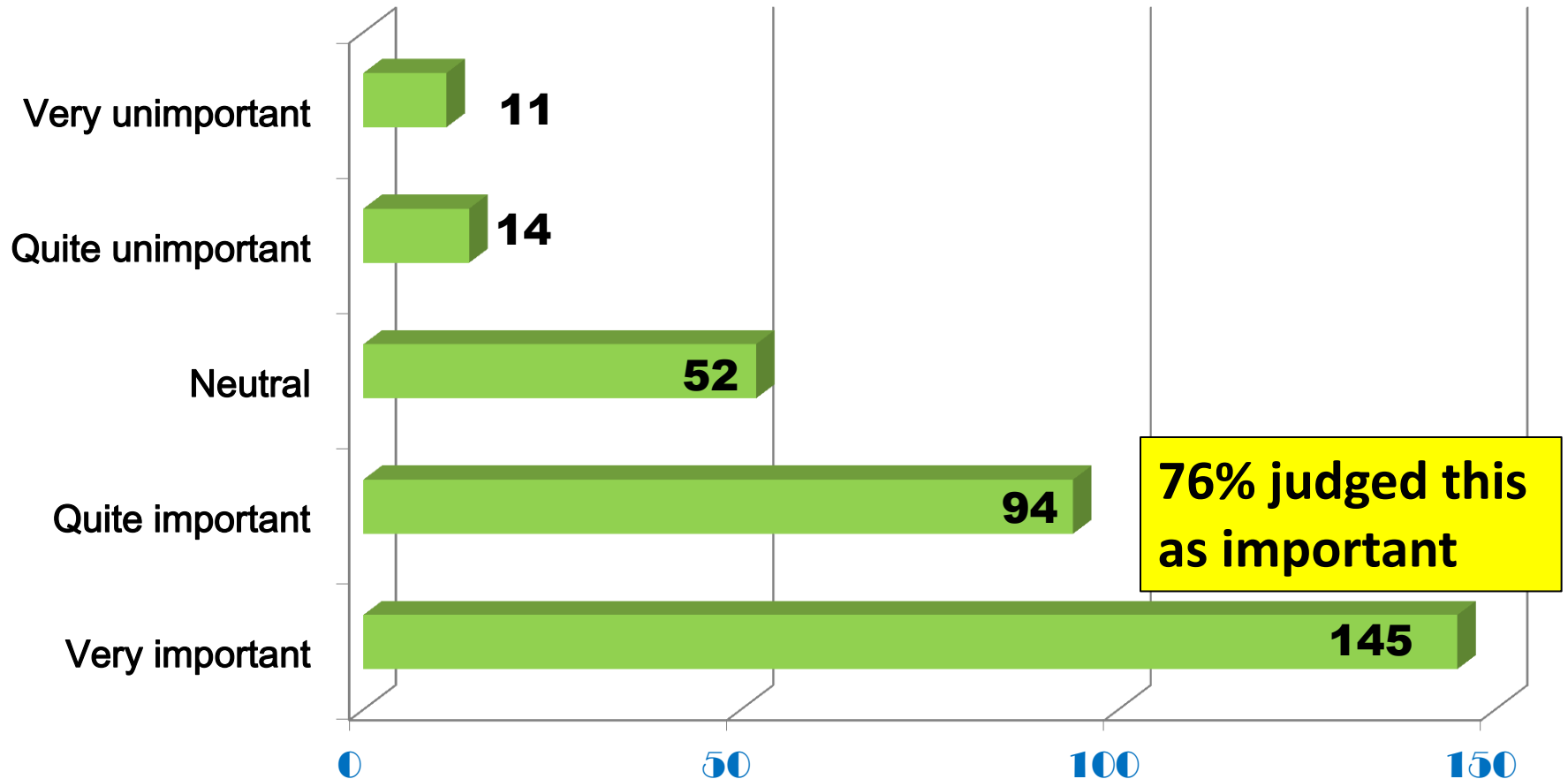
Number /percentage of responses ->>

How important is feeling part of the community?



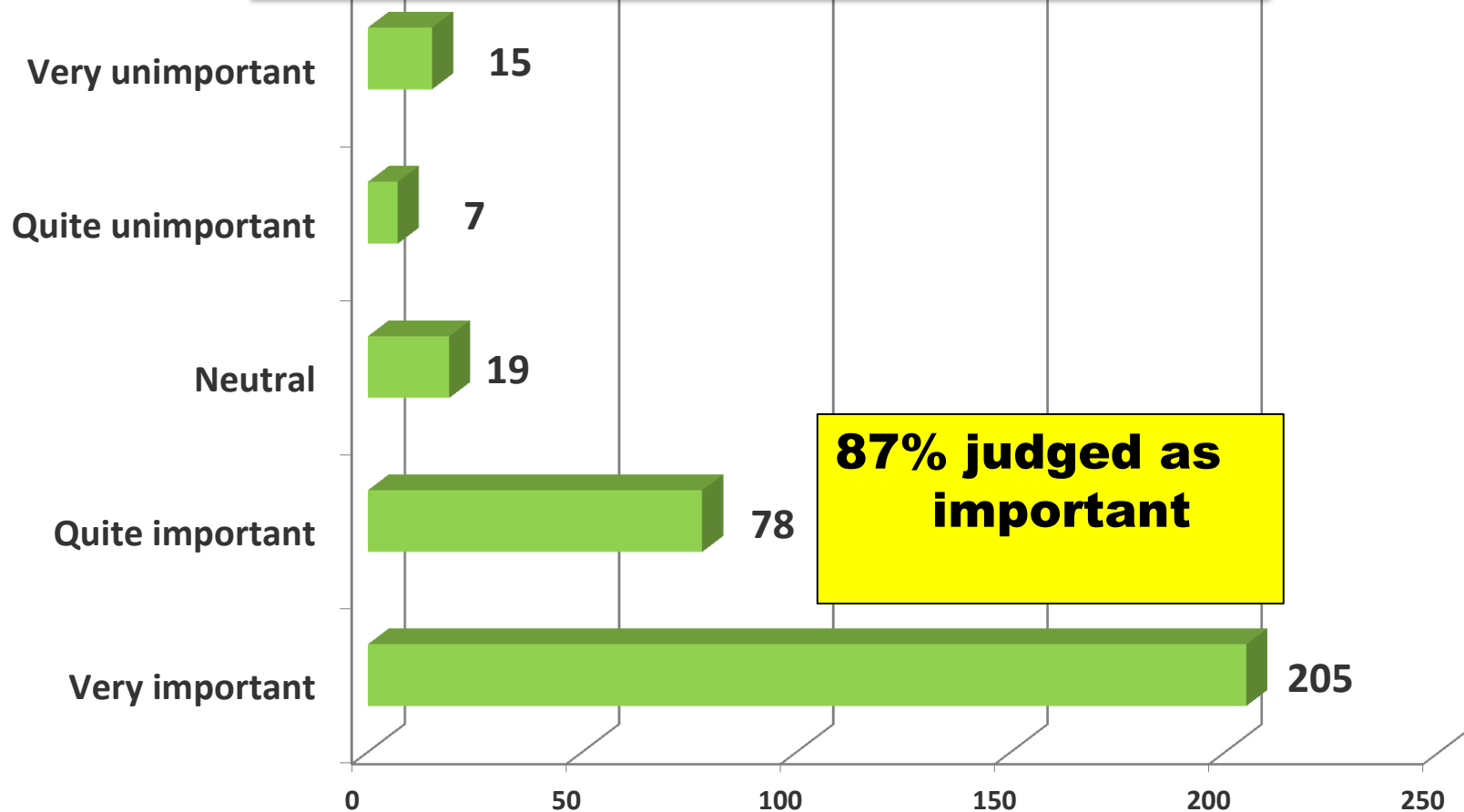
Number of respondents ->>

How important are community groups and activities?



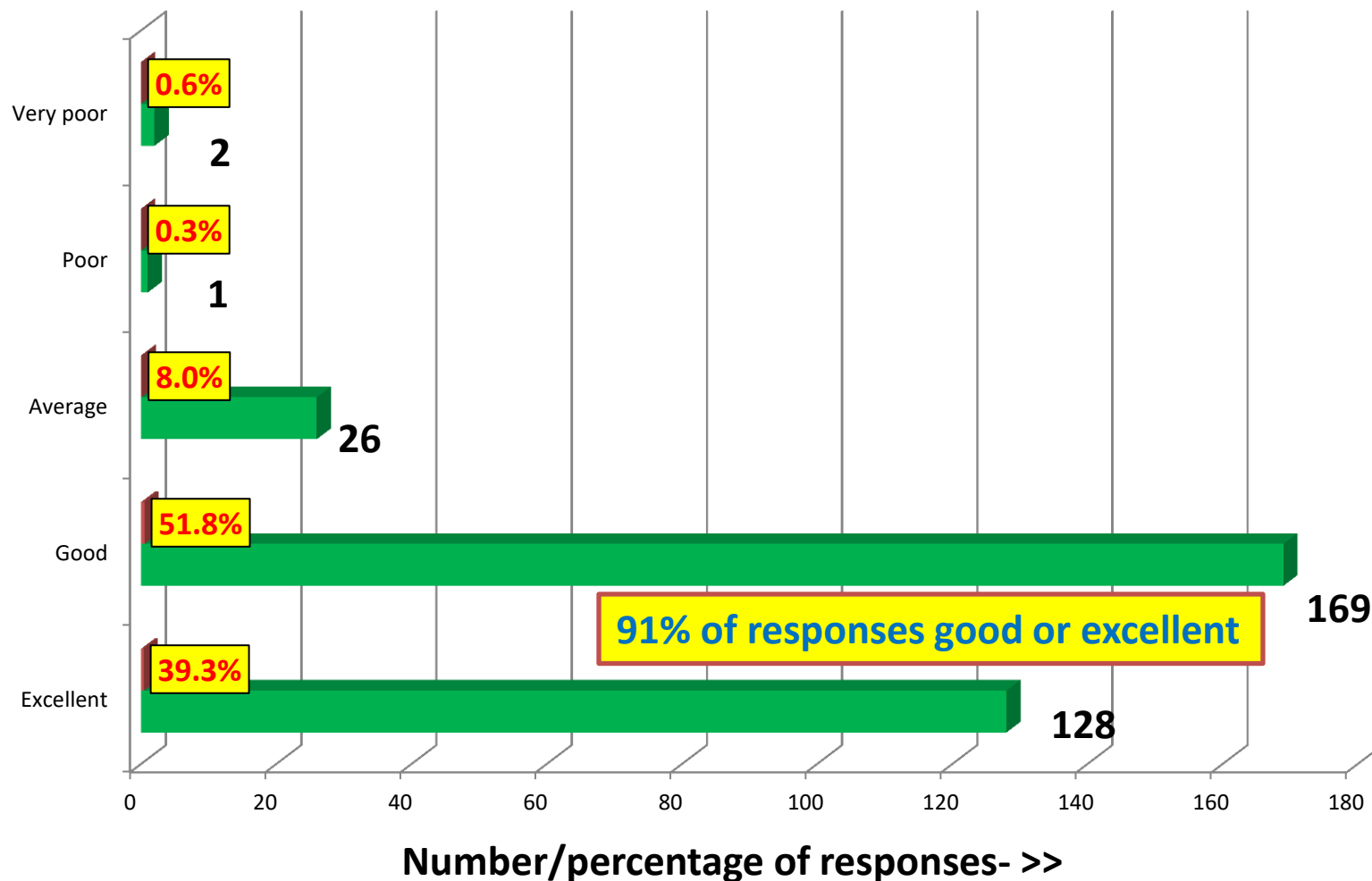
Number of respondents ->>

How important are local shops and services?



Number of respondents ->>

. How do you rate the general quality of the environment in the parish?



Is there anything you think is particularly good about the environment in the parish?

Main Themes :-

Access to the countryside, rural environment, local character

Landscape and historic village character

Key Open spaces:- river, mill pool, orchards, Hoile Copse

Wildlife, biodiversity.

Stunning views

Footpaths

No through traffic

Night (dark) skies and lack of street lighting

Tranquility

Cleanliness

Character of historic village

Is there anything you think could be improved about the environment in the parish?

From a great variety of responses:-

Parking is a major issue

Recycling facilities

Dog mess

More footpaths – permissive paths maintained

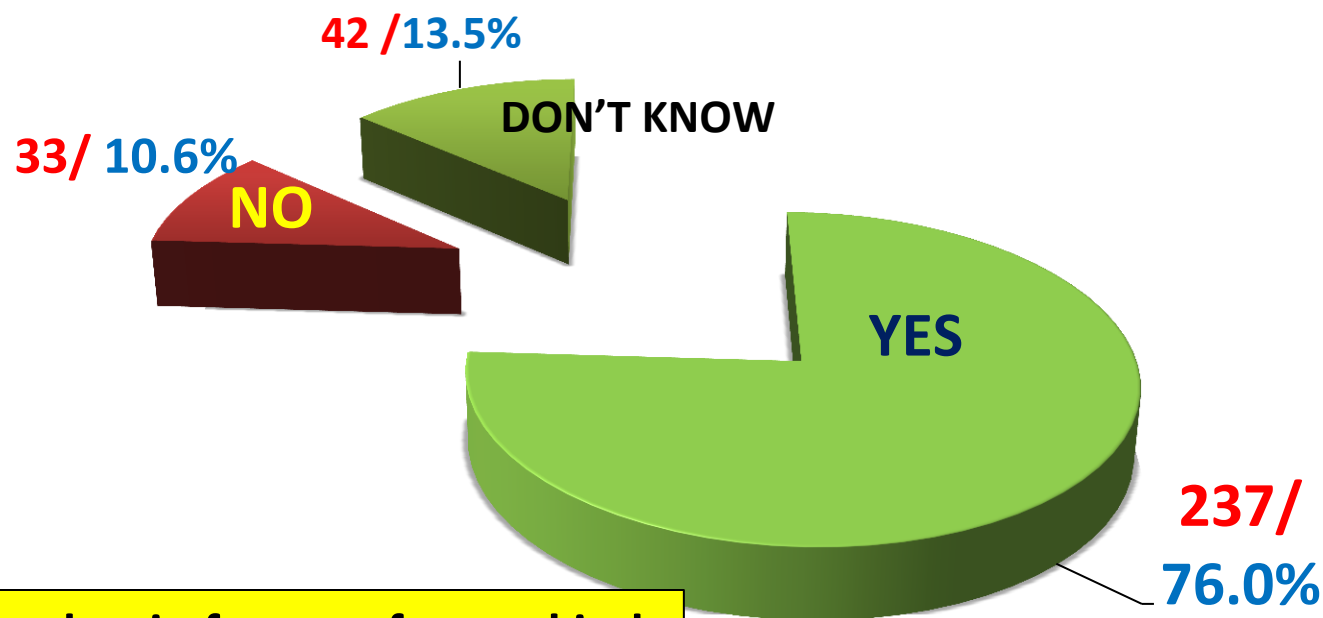
Weed control

Encourage wild flowers

Are there any particular green spaces in the parish that you feel should be protected from development?

All orchards :- village heritage
Mill pool surround & riverside
School field
Hoile Copse and lane
Duncannon Lane/footpaths
'Chestnut Hill' and Broad Path Valley
Scout Hut and field
'All green spaces in village

Do you think we should encourage renewable and low carbon energy in the parish?



A large number in favour of some kind of renewable energy

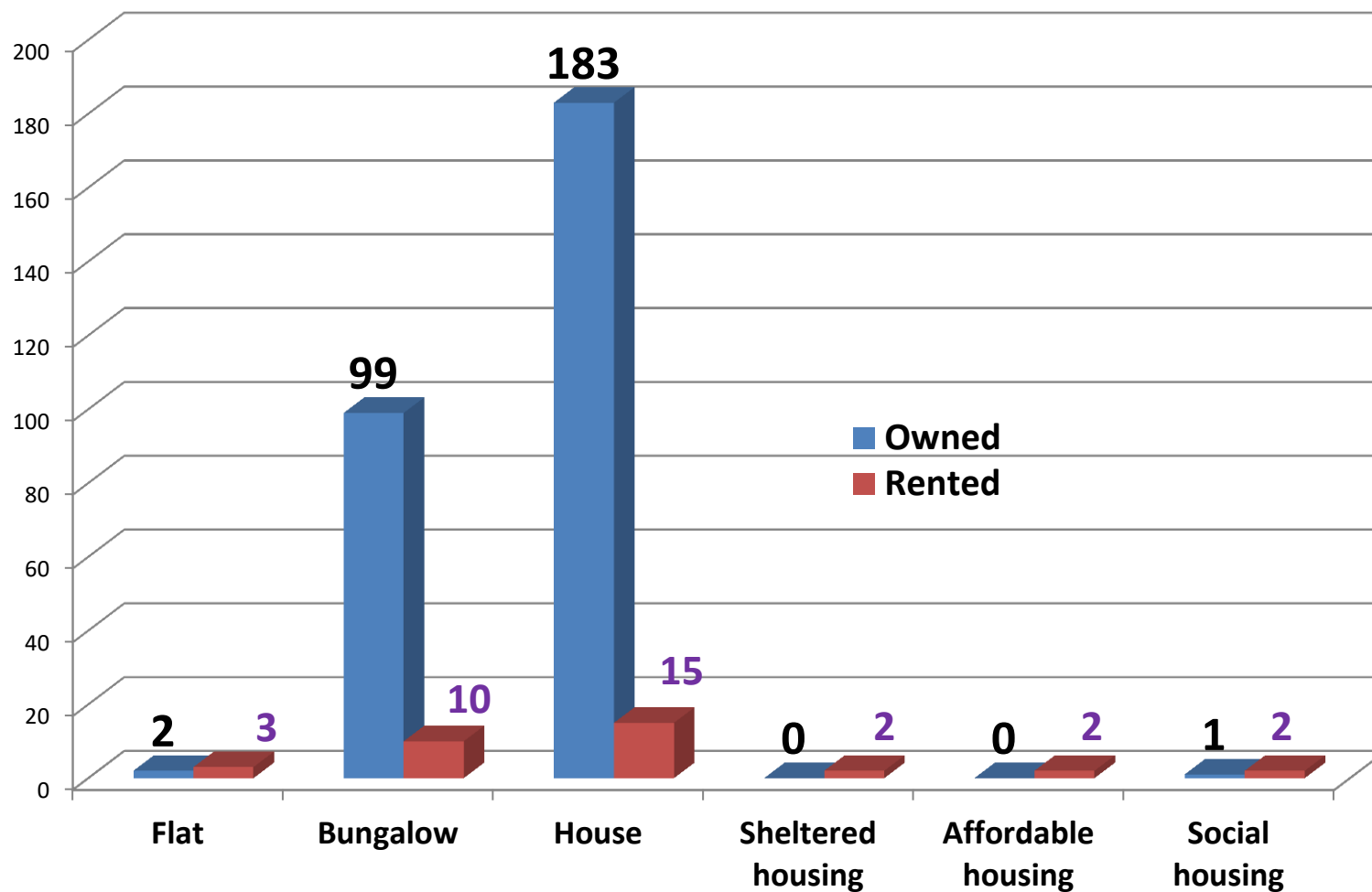
Number of responses/percentage

Which of the following kinds of renewable / low carbon energy generation would fit within our parish?

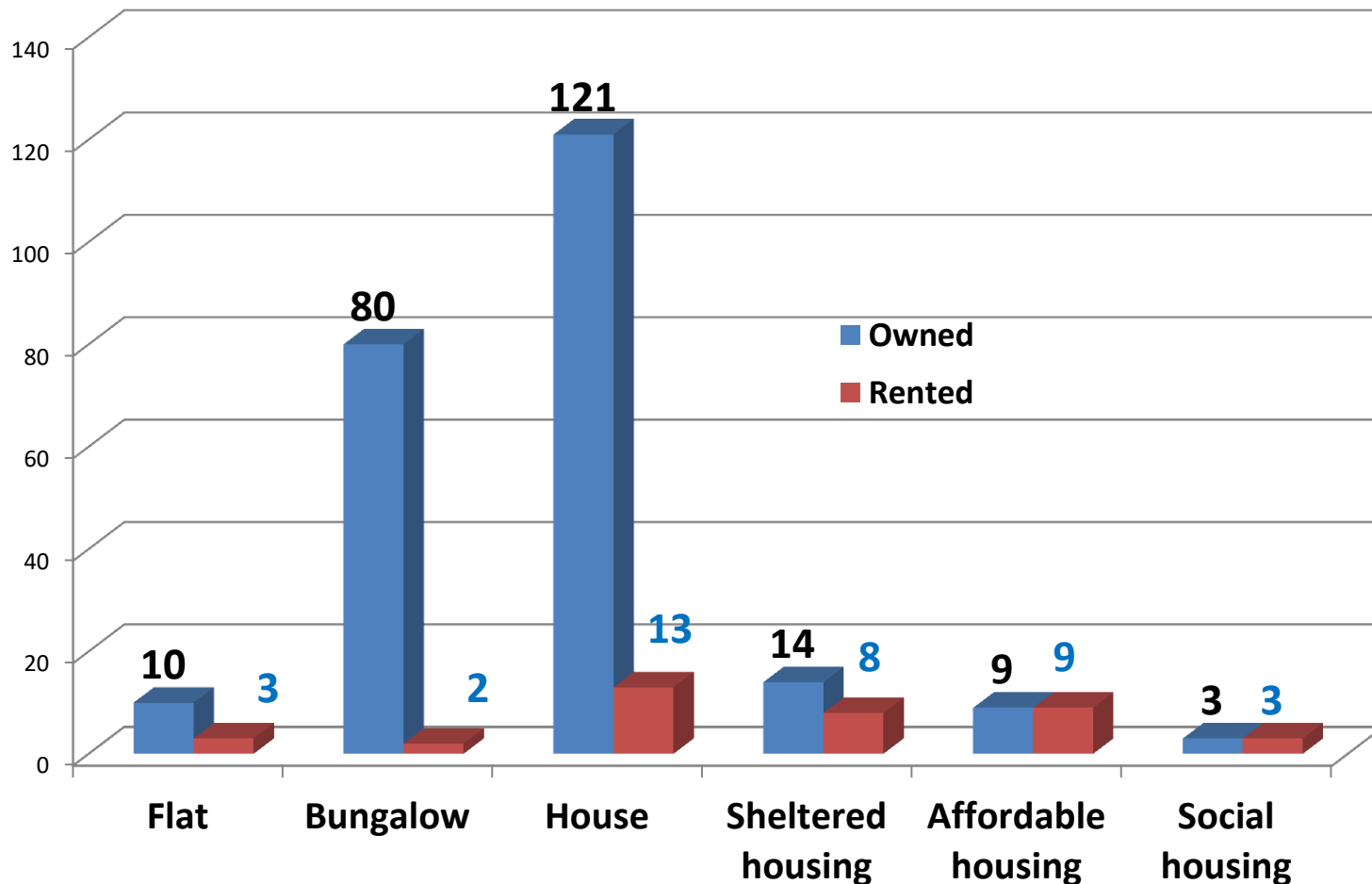
Answer Options	Very appropriate				Not appropriate	Rating Average	Response Count
Heat pumps, ground and air source	120	55	51	5	14	1.93	245
Solar on buildings	138	62	40	14	27	2.04	281
Biofuel (wood fuel to generate heat)	72	56	64	16	28	2.46	236
Hydroelectric	82	48	53	11	42	2.50	236
Anaerobic digestion (compost waste to generate gas and heat)	68	46	57	18	42	2.65	231
Small wind turbines	54	28	41	20	131	3.53	274
Solar on fields	33	44	32	28	122	3.63	259
Larger wind turbines	24	12	15	19	185	4.29	255

The lower the number the more acceptable. Anything greater than 2.5 is perceived as progressively **unacceptable**

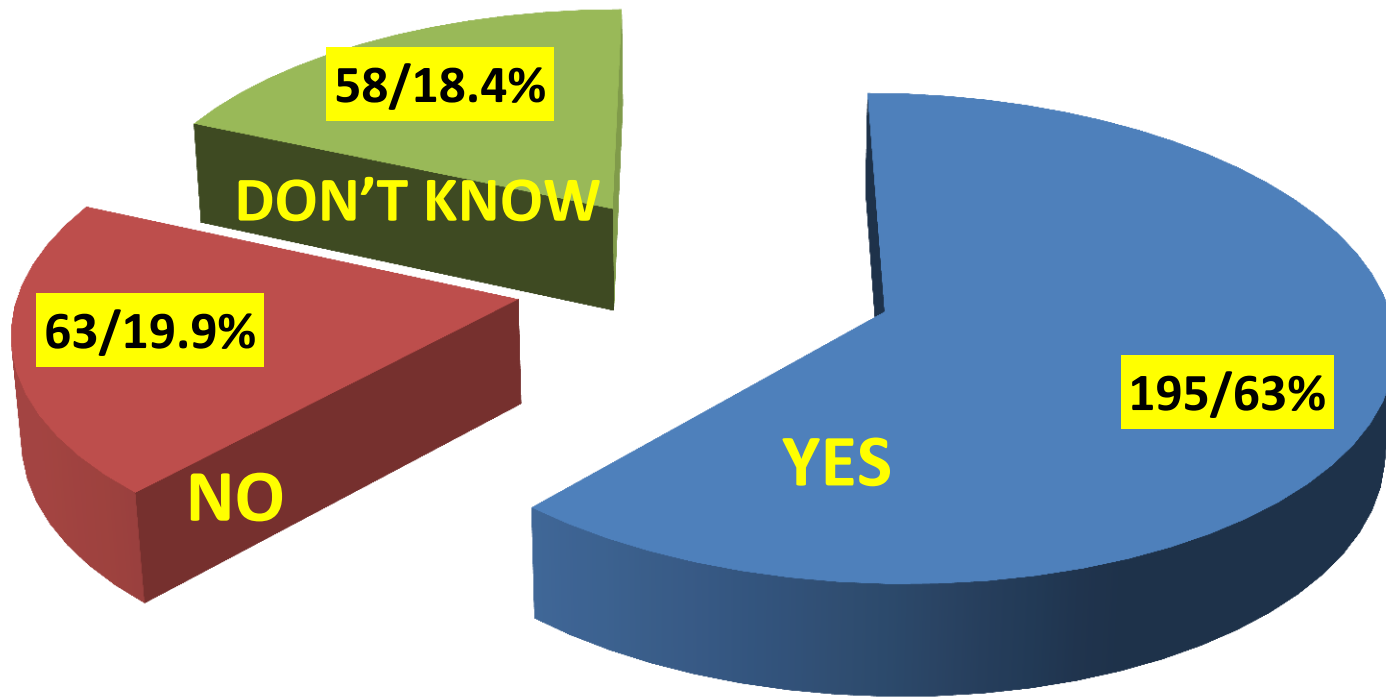
What type of housing do you currently live in?



What type of housing might your household require in the future (up to 2031)

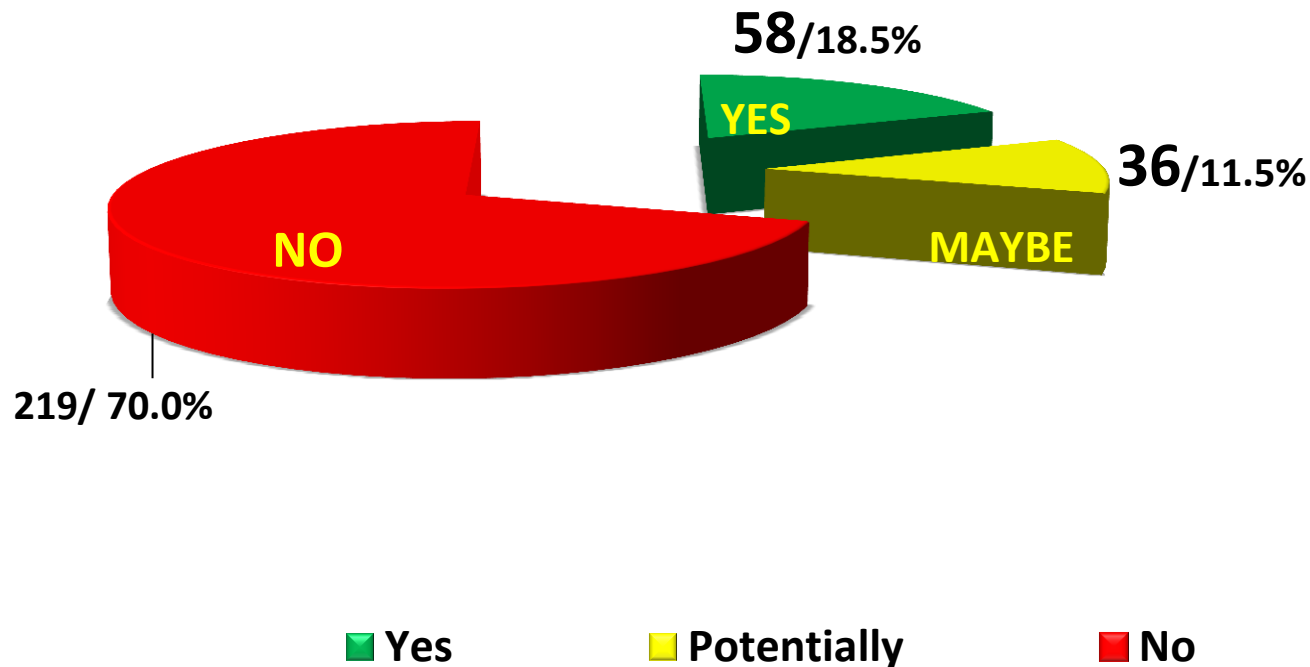


Could your current home be adapted to meet your future needs?

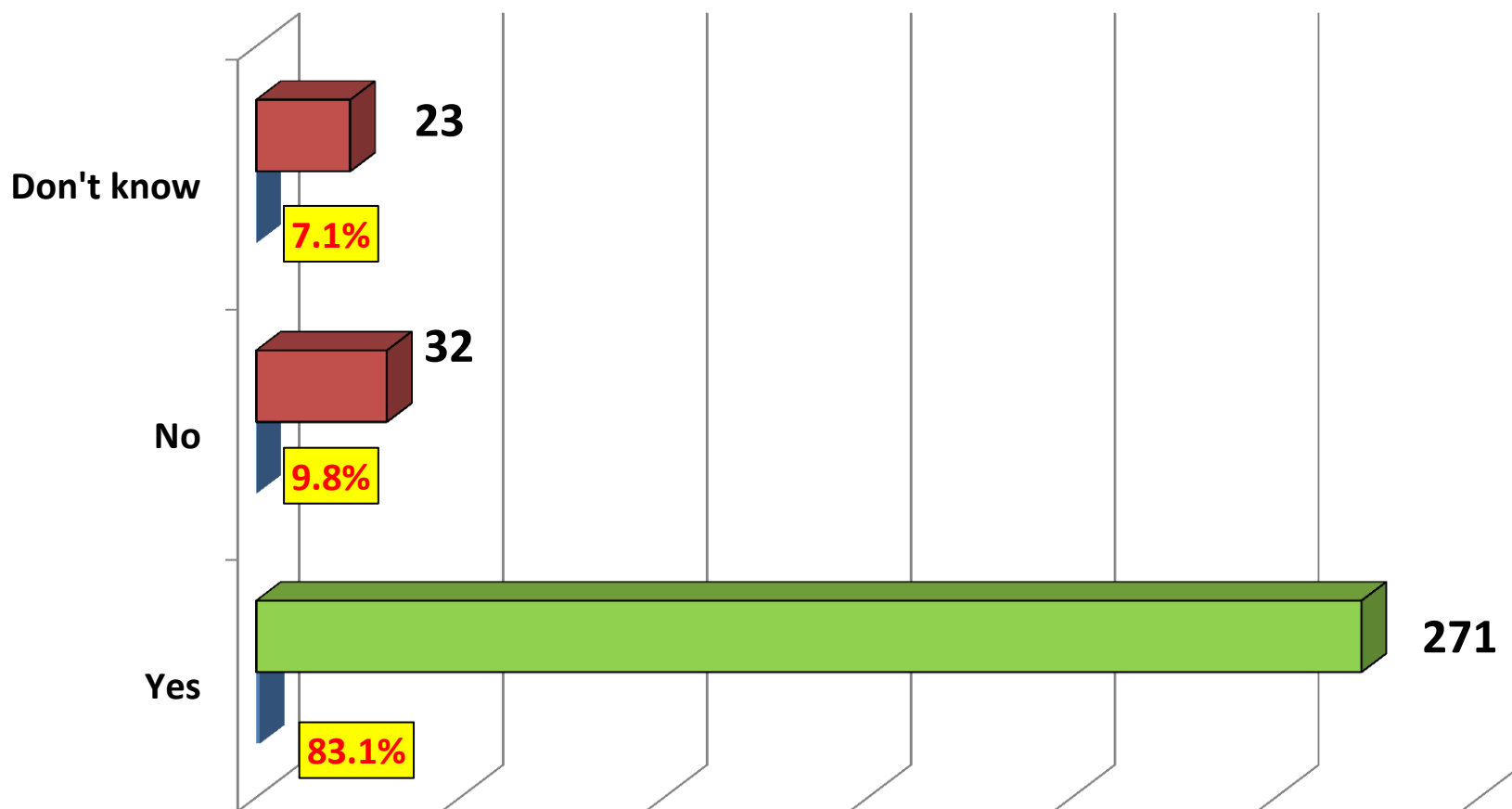


Would you consider undertaking a self-build project for your next home if the land was made available in the parish?

A significant number (58) expressed a **positive** interest in self-build

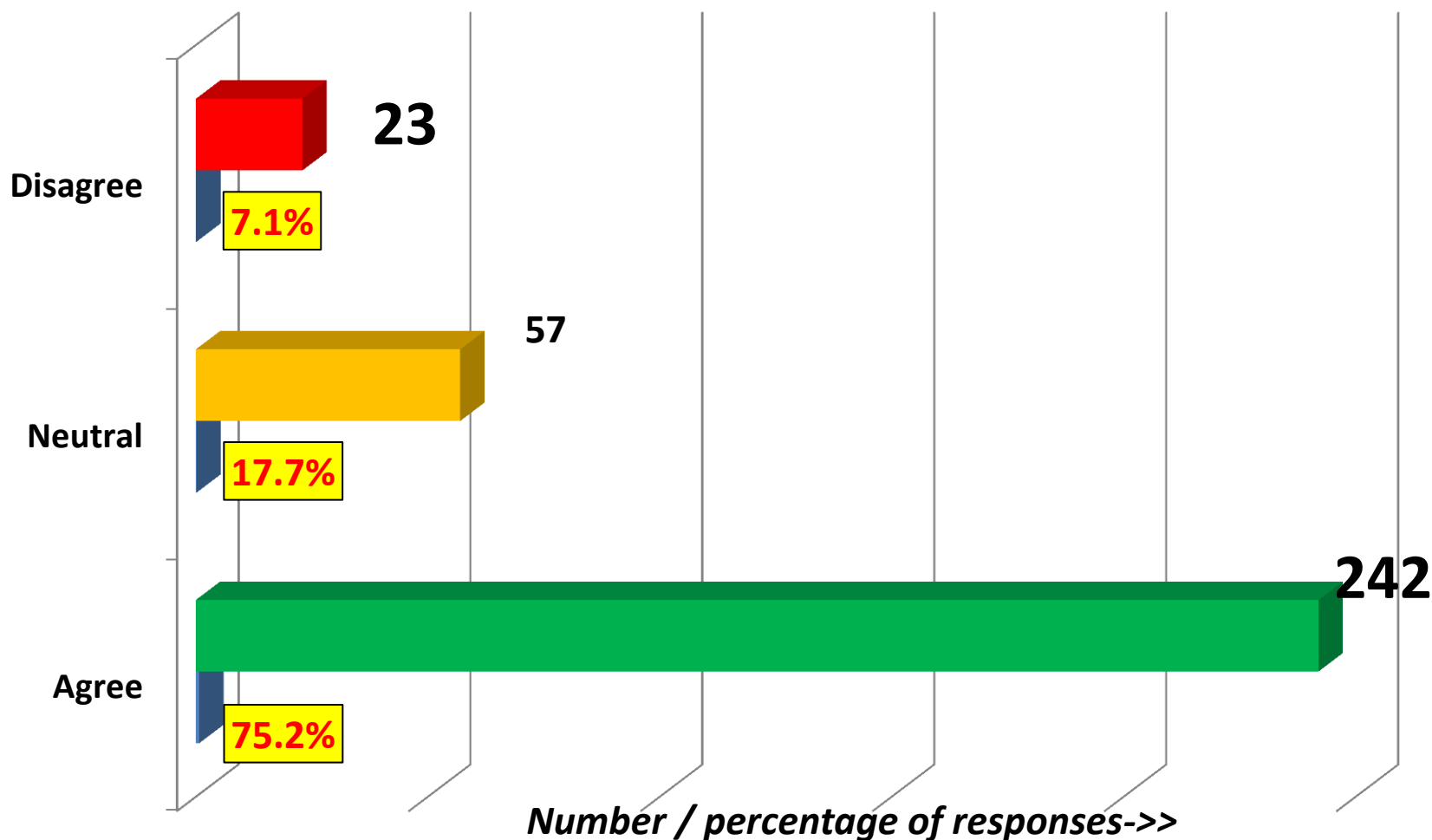


Should an element of new housing in the parish be reserved for people with a local connection?

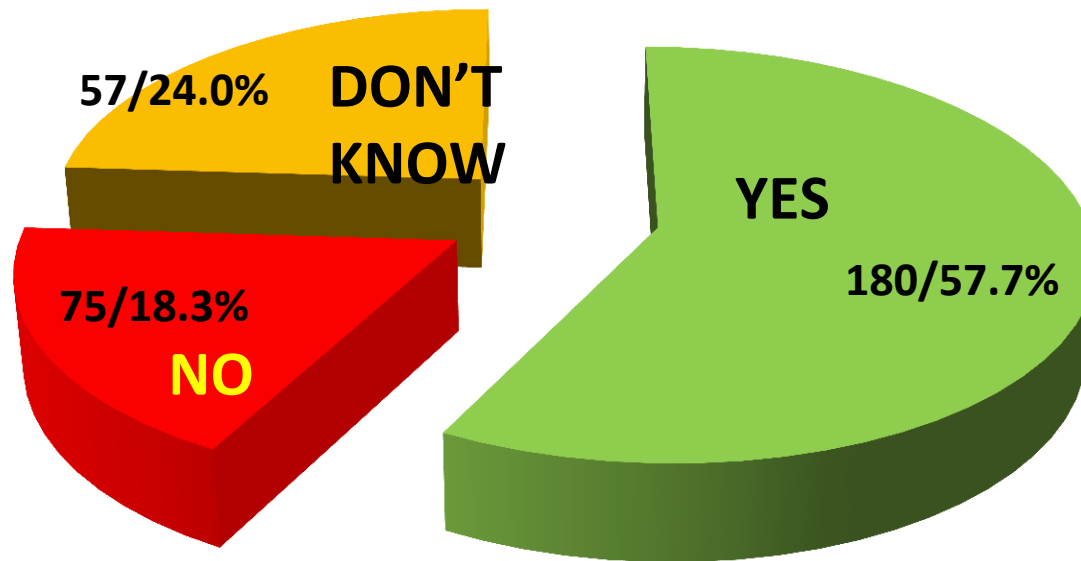


Number / percentage of respondents ->>

Do you think new open market housing in the parish should carry a condition that it not be used as a second home / holiday let?



Do you think we should encourage specific types of businesses and employment in the parish?



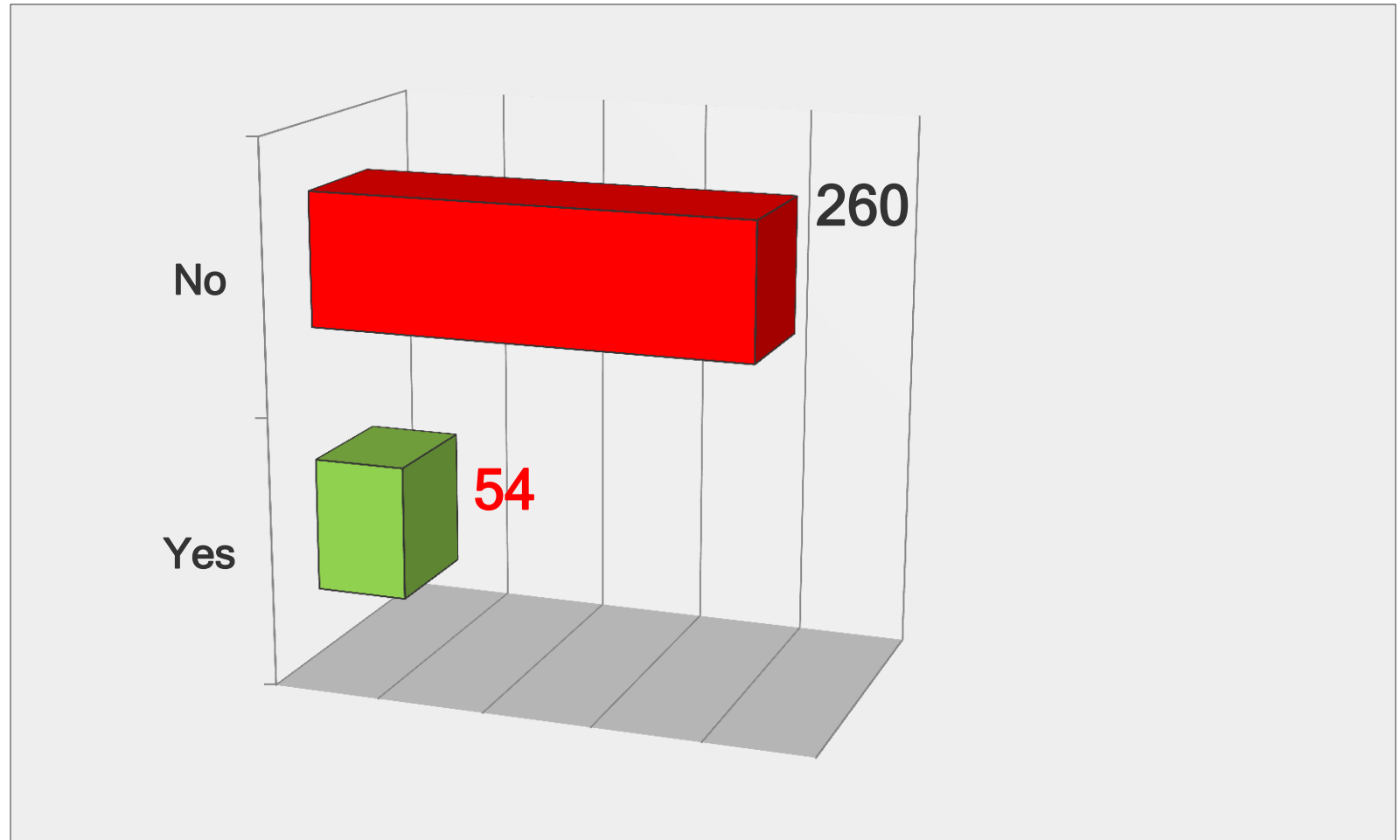
■ Yes

Number / percentage of responses

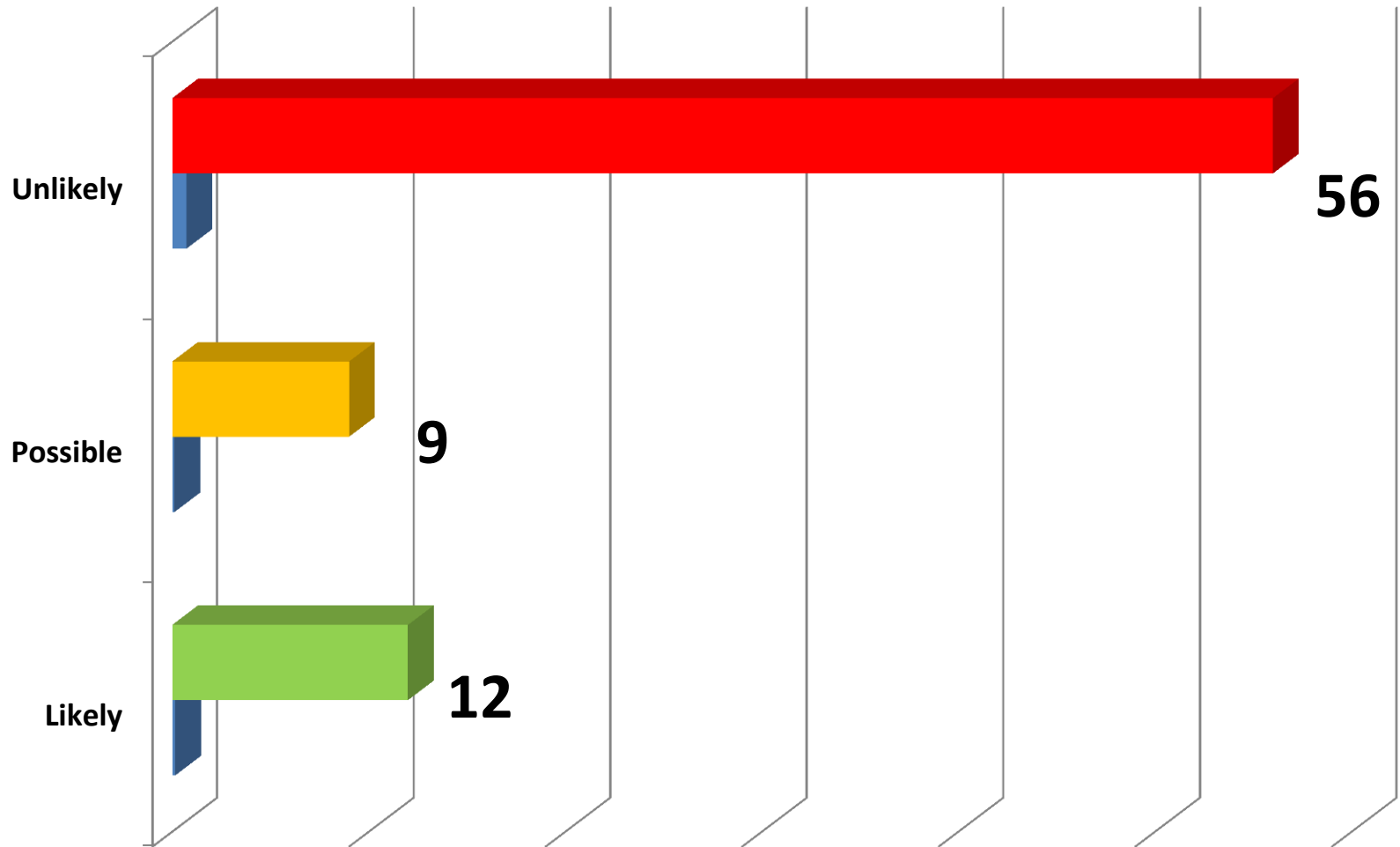
What types of employment do you think would be most suitable for the Parish?

Answer Options	Response Percent	Response Count
Agriculture and food production	39.1%	34
Other manufacturing	0.0%	0
Professional services	12.6%	11
Wholesale and retail	4.6%	4
Tourism and hospitality	16.1%	14
Arts and recreation	9.2%	8
Construction and building	0.0%	0
Health and care	10.3%	9
Education	8.0%	7

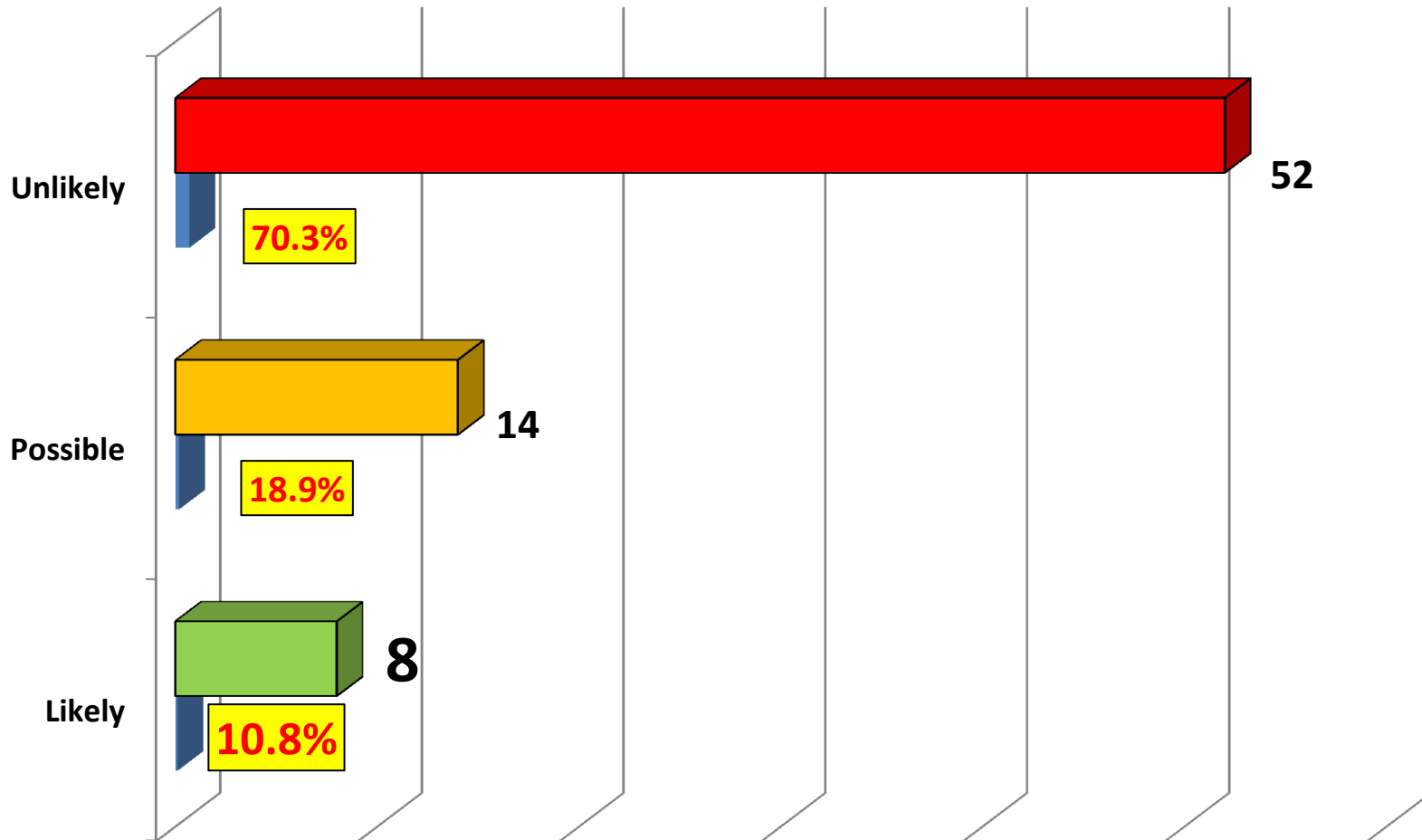
Do you run your own business in the parish?



How likely is it that you will require new and/or different business premises during the plan period to 2031?



Do you think you will be able to find new premises in the parish?



How important are good quality communications (including high speed broadband and mobile phone signal) to your business and / or employment?

115 responses ranging from very important to vital.

239 skipped question

What do you think are the three best things about the parish?

MANY RECURRING THEMES

COMMUNITY (LOCAL, SPIRIT, CLOSE, FRIENDLY, HAPPY, SAFE)

RIVER AND MILL POOL (ACCESS, BEAUTY..)

RURAL LOCATION (BEAUTY, LANDSCAPE..)

VILLAGE CENTRE (FACILITIES, PUBS, SHOP, ATMOSPHERE)

CHURCH

SCHOOL & PRE-SCHOOL

ENVIRONMENT (OPEN SPACES, QUIET, VIEWS OF GREEN FIELDS)

STILL A VILLAGE

WALKS

NO STREET LIGHTS

ACCESS TO PAIGNTON & TOTNES

What concerns do you have for the parish over the next 15 years?

MAIN THEMES:-

OVERDEVELOPMENT

LACK OF AFFORDABLE HOUSING

INCREASING NUMBER OF SECOND HOMES

POTENTIAL LOSS OF SHOP (WHICH INCLUDES POST OFFICE)

INCREASING NUMBER OF SECOND HOMES HAVING NEGATIVE IMPACT

INCREASED TRAFFIC & LACK OF PUBLIC TRANSPORT

LOSS OF GREEN SPACE

SCHOOL & PRESCHOOL CAPACITIES AND OVERCROWDING

DILUTION OF LOCAL GROUPS

If you could change one thing in the parish, what would it be?

MAIN THEMES

DEVELOPMENT CONTROL IN VARIOUS FORMS (AND CHANGE SOME EXISTING PERMISSIONS)

PARKING (MAJOR ISSUE)

MORE AFFORDABLE HOUSING

BETTER MOBILE COVERAGE

CYCLE PATH TO TOTNES

PROTECT AND CREATE GREEN SPACES

IMPROVED ROAD MAINTENANCE

HAVE MORE GREEN SPACE WITHIN VILLAGE

IMPROVEMENT IN FACILITIES & USE , ESPECIALLY FOR TEENS

TRAFFIC CONTROL

FERRY CONNECTION

MORE WALKS (OPEN PERMISSIVE PATHS)

SOME ASPECTS OF PARISH COUNCIL

What do you think should be the main priorities of the Stoke Gabriel Neighbourhood Plan?

Answer Options	High priority				Low priority	Rating Average	Response Count
Protecting the landscape and historic environment	251	31	19	4	6	1.34	311
Protecting green spaces	241	40	17	6	6	1.37	310
Protecting biodiversity	150	57	47	14	8	1.82	276
Public transport	112	96	68	12	6	1.99	294
Car parking	101	66	70	36	30	2.43	303
Affordable housing	93	47	73	40	41	2.62	294
Renewable and low carbon energy provision	77	80	71	29	22	2.42	279
Flood prevention	73	46	59	51	47	2.83	276
Employment	40	49	108	44	33	2.93	274
Housing for older people	36	57	108	46	46	3.03	293
Additional housing	16	20	49	55	130	3.97	270

If money was made available from new developments, what would you like Stoke Gabriel Parish Council to do with the funds?

Answer Options	High priority				Low priority	Response Count	Rating Average
New bridlepaths, cycle paths and countryside trails	98	48	26	14	13	199	1.97
A playing field and Village Green	102	43	38	16	13	212	2.03
Improvements to public transport	95	49	42	11	13	210	2.04
Biodiversity enhancements to wildlife habitats such as trees, hedges and verges	80	54	38	14	8	194	2.05
New footpaths	82	57	27	14	15	195	2.09
Creation of new woodland areas	73	43	46	16	13	191	2.23
A Parish Environment Group to oversee care of the natural environment	71	51	55	17	10	204	2.24
A Parish Volunteer Network	45	59	56	26	6	192	2.42
Traffic calming measures	81	41	33	22	32	209	2.44
Renewable energy projects	51	40	55	18	16	180	2.49
A Local Skills and Produce Exchange Network	32	47	49	22	18	168	2.68
Allotments	37	42	49	29	17	174	2.70
A local business support network	29	37	43	32	26	167	2.93
A flat sports area/skate park	42	32	33	30	42	179	2.99
New play equipment	25	25	54	29	25	158	3.03
Equipment to be used for the community such as apple presses, garden machinery and bicycles	26	31	47	31	29	164	3.04
Tennis courts	37	23	40	23	48	171	3.13
Art and sculpture for community areas	12	25	47	27	44	155	3.43

WHAT HAPPENS NEXT ??????????

- ☐ We review the inputs from the survey and any additional feedback/comments – **this is our evidence!!!**
- ☐ Another event will follow before the end of the year.
This will cover.....
 - ☐ Housing needs and allocations- South Hams are committed to providing support and advice to assist.
 - ☐ Design criteria
 - ☐ Selection for designation of Local Green Spaces
 - ☐ Other Land Use matters

Further comments and suggestions

One way system
Re open paths that have been closed
New bad weather shelter in the Orchard
New Car Park on Duncannon Lane
Initiate plans for a Retirement Home
Mill Point Berthing facility at all states of the tide to connect SG to the river traffic
Gym for working people who came home later in the evening and don't want to drive outside village to be able to do exercise.
See note to question 36.
Establish a ferry connecting us with Totnes/Dartmouth (for local).
Restrict HGV's through village. Benches for people to sit on in the village and surrounding walks. No littering signs and bins.
Congratulations on the way this questionnaire is presented.

Further comments and suggestions

Is possible more car parking space
Vehicle speeding needs to be addressed to stop a fatal accident
Re-Create another orchard for cider / juice making business which would be of interest to tourists and create jobs, hopefully.
This village has a habit of catering for the older generation we need to focus on the young people + FAMILIES who will be effectively carrying on the community + keeping the community alive, before end up as just a tourist attraction.
1) Additional Parking In Village.
2) Barriers By Bus Shelter To Stop Dangerous practice of using bus shelter as a goal and children playing in road.
Chemist, hairdressers, doctors.
New building for pre-school. Young children need more space indoors and out (free flow) to grow and develop. Furthermore, the acoustics in a room has an impact on listening, speed and language. This should be a priority for our community.
No new developments!
Facility enhancements would be nice but not at the expense of the village by adding new housing!!!
THIS SURVEY IS A GOOD IDEA THANK YOU FOR DOING IT.

Further comments and suggestions

green burial ground
car park in center of village.
there needs to be a footpath as you come in to stoke Gabriel past the garage , it is extremely dangerous when you walk through this bit the way that cars speed through.
i would like many of the above esp. accompaniment renewable energy progets that already exist and parish environment group - i would like to see more support + interaction with this group
balanced needed between development generating revenue and activities PERHPS GROUT-AIDED OR SUFFOCATED NOTORIETY) WHICH ENHANCES QUALITY OF LIFE
prioritise ESSENTIALS LEAVING AREA AFTER PROGRESSIVES UNDER ACTIVE CONSTRUCTION AND PERIODIC REVIEW
TELL RESIDENTS ABOUT OUTCOMES AR REGULAR INTERVALS
MONITOR SPEED - CHECK ON ISSUES AND PROGRESS AND REPORT .
ENCOURAGE PROVISION OF WALK CASH POINT AT POST OFFICE.
NOT A PRESENT BUT I THINK THIS SURVEY IS A GOOD IDEA THANK YOU.
KEEP IT LOCAL
we don't need new development consequently i cannot comment on the above we need to keep the size and character of the village as is.
stop wasting money on surreys.

Further comments and suggestions

new footpaths should be made available along the complete shoreline of the parish . why not have along the complete parish boundary. we have a beautiful shoreline let us open it up & let people enjoy it.

Defibulator - Readily available if there is an emergency i.e Heart Attack

There is nowhere to park in the village, it's time we had a carpark

New play equipment - is trees

Traffic calming measures - Good

Footpaths - Good

Allotments - Good

Consider relocation village hall Rover Farm to allow adequate safe parking at events

Could the current village hall be added to the School to improve safety and parking

Enhance our limited "high street" similar to most French village squares. Decorative cobbled road and curbless pavement. Flower tubs etc.

Widen the section of straight road from the old garden centre to the garage and make it a tree lined "entrance" to the village

As a holiday let owner it is probably not fair to comment on these priorities but I do believe that housing should be available for local people but a proportion of housing should be available for tourism. This occurs in every beautiful part of this country and other countries. The ideal would be to find a balance to maintain a thriving community.

Further comments and suggestions

ive had to tick the above as they are in my mind all equally important as all of them but obviously you would have to go with one what the majority feels!!

keep it small

Traffic calming needed in a few places around village

A field to be used as commonland. Nowhere to let the dog have a run at the moment

It's a pleasure to live here, I sometimes wish everybody felt the same way. Please don't take the village for granted, we are truly lucky to live here.

Communal green waste and composting area

Improve footpath to Totnes (from Aish Road) so that it can also be used for cyclists

Relocate the current village hall (build a new one, a community centre) and free up this building for the school!. Currently it is difficult for the children to use the playing field because they need 2 members of staff, one to supervise the children on the field and another to take children to the toilet... all because the village hall is in the way.

To protect Hoyle Copse

Support the public buildings, clubs etc

On old maps it seems there was a foot ferry crossing the river the Sharpham area - this would give more walking areas - this would give more walking areas and possibly promote people coming to the village on foot

Further comments and suggestions

There should be more consideration given to the management of our street parking and the use of yellow lines close to junctions to improve the safety for all road users and pedestrians

Regular maintenance and cleaning of the causeway on the quay

There is a cricket pitch, football club, boating association etc. Not much provision for Girls/Women

How about netball , hockey etc

Village hall could be used more. Film nights for example. Costly to hire.

A Parish Environment Group already exists

A kayak storage locker unit by the river. I don't belong to the sailing club and would have to join to use their storage, which is another charge on top. I believe they have them at Paignton harbour

Considering the lack of employment opportunities in the area the passing of plans for housing on one of the few light industrial units seems very short-sighted and I don't know why the parish council didn't fight this

I think the village should all chip into a central pot and buy all the surrounding fields and protect them from future development and get the allotments at the top end of the village up and running again

Further comments and suggestions

As little interference from public bodies and "groups" as possible
Open up more areas for walks, too much land is private.
Stop creeping development between Stoke Gabriel and Collaton. I.e. caravan park and large housing developments.
Improve the surface of the education boards/other visitor facilities around the mill pool
I used to be a tennis coach and think tennis courts would be a lovely addition to the village for locals and visitors alike!
Facilities for young people and teenagers. A football area for local children
A very pleasant front page a second. I didn't want to send this survey back!! Back page very useful.
Thank you.
Propose affordable care in general to the upkeep of the village, to make it attractive once more and not tired and uncared for. This should be achieved by the Parish council but due to their neglect they fail as a body.

Further comments and suggestions

NA but appreciation by visiting families
tennis courts
new building for Preschool with great indoor space and dedicated outdoor area
I think that a doctor and a pharmacist would be of great value to the village.
Important to retain a gap between Torbay
Important to follow and monitor developments within Torbay that will have an effect upon our local community, eg. White Rock, Yalberton Valley and Collaton St Mary
Important to maintain village identify and this could be through an accepted building specification for the local community
There appears to be no coherent planning policy for the local community. New developments have recently been approved with no or little consideration to address parking difficulties within the village and little or no consideration about retaining our identify which we should be able to specify
While new developments are inevitable it is important to retain the character of the centre of the village and to ensure that any developments on the fringe add to the character of the village, provide plenty of green spaces and allow ample residential and visitor parking.
Provide a dedicated commercial parking area for goods and passenger vehicles as well as trailers, caravans and motor homes.
Have a new village hall along with a pre and primary school where there is adequate parking and in the meantime maximise the use of the school field which could be used a village hub, providing shops and facilities with adequate parking.

Further comments and suggestions

School field should be used. Voluntary transport. Traffic calming School Hill.

Provide a doctors' surgery building, to be let to a medical practice - or, less expensive, facilitate (subsidise the cost?) the use of the village hall or Old School Room for regular clinics by GPs etc visiting from a local practice.

Mobile phone signal and broadband improvement

new village hall

Proper landscaping of Rydon Cross area, currently an ugly mess studded with sharp, protruding stones that are a hazard to pedestrians .

School playing field should be a community space - kept open for use

The existing playing field should be opened for community use. Not sure where a village green would go?

Purchase of land for car parking in a reasonably central location.

Keep village tidier and cleaner, like it used to be.

Q3 : a flat playing area is essential but NOT a skate park which would have limited appeal and become unused/unusable after a short period of time (see Torbay's efforts)

Could the Parish Council cope with all (or indeed any) of the above without considerable outside assistance?

Don't want to accept bribes from developers

Improving the village hall into a facility fit for the 21st century

Car share scheme

A decent village hall with parking and allow the school to expand to use the existing village hall.

More access to moorings in creek and local river