

NEWTON AND NOSS NEIGHBOURHOOD PLAN (N3P)

VISION MEETING – MONDAY 5 JANUARY 2015

INTRODUCTION

1. The second of a series of meetings was held in the WI Hall Newton Ferrers on Monday 5th January 2015. As for the previous meeting in December 2014, the principal purpose was to get a general feel for the direction that a majority of the community wished N3P to take. It was not a full, open public meeting, but deliberately targeted towards those who had already expressed a keen interest to be involved in N3P but with an emphasis on trying to attract younger members of the community. The format of the meeting was identical to the first in December.

2. The purpose of this report is not to comment substantively on the outputs but merely to record them. The relevance of the results will be taken forward by the N3P Team in due course. The report is not designed to be a scientific analysis; statistical data has been included only where it is thought there is a discernible significance in the results. All the returned questionnaires have been retained for more detailed scrutiny if needed.

3. Exactly the same paragraph numbering is used in this report as in the December report so that cross-referencing is more straightforward.

THE FACTS

4. Invitees. A total of 67 individuals were invited, a number of whom had not been able to attend the December meeting. Of the 67, 12 did not respond, 23 were not able to attend and 33 accepted. In the end, the meeting was attended by 29. Therefore, 43% of those who were invited did attend.

5. Questionnaires. 23 questionnaires were completed (22 by those who attended and 1 from an individual who could not.) Therefore, the response rate of those who attended was 79%.

6. Demographic Mix. The mix of the 23 who completed questionnaires was:

a. Place of Residence.

Place	Number	% of completed
Newton	16	70%
Noss	4	18%
Collaton	1	4%
Membland	1	4%
Bridgend		
Did not complete	1	4%
Totals	23	100%

b. Age Split.

Age	Number	% of completed
Under 30	1	4%
30-40	1	4%
40-50	5	22%
50-60	1	4%
60-70	4	18%
Over 70	10	44%
Did not complete	1	4%
Totals	23	100%

c. Number of years living in the Parish.

Years	Number	% of completed
0-5	5	22%
6-10	5	22%
11-15	1	4%
16-20	3	13%
21-25	2	9%
26-30	3	13%
31-35		
36-40	1	4%
41+	2	9%
Did not complete	1	4%
Totals	23	100%

7. Conclusions.

- 88% of respondents from Newton or Noss was to be expected. It was good though that Collaton and Membland had also been represented, albeit by a singleton each.
- Representation from the younger age groups was again disappointing although an improvement on the December meeting. The 66:34% split between the Over 60s and the Under 60s was an improvement on the December meeting but clearly demonstrates that special efforts are needed to draw in the younger groups.
- The length of time the respondents had lived in the Parish was broadly similar to the December meeting and showed no anomalies.

THE OPINIONS

8. The discussion in syndicates and the questionnaire itself addressed 6 questions which are shown below. A more detailed statistical analysis of this section becomes more questionable because of the way people completed the questionnaire: some completed it fully; some partially; and some erratically. Therefore, only the main themes have been picked out.

Q1. What are the external pressures that are likely to change where we live?

9. This question included a number of prompts to encourage discussion. Attendees were asked to add any others they thought to be important and finally to score each entry in terms of the greatest/least impact. Because not everyone completed this final part or maybe only marked their top 3 or ticked them all, it is not possible to provide a definitive list of priority for the entire group. Therefore to establish those pressures that were identified as likely to have the most significant change, those that people had scored in their top 3 most likely were added up to indicate a composite group opinion. This produced the following results:

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|----------|---|
| 16 votes | A housing market that sees an ever-increasing gap between house prices and incomes, leading to a rising demand for affordable housing, for example. |
| 15 votes | An ageing population that may require a different type of accommodation to that currently available. |
| 15 votes | A growing population that needs more homes to live in. |
| 7 votes | More permissive planning policy at National and District levels. |
| 5 votes | 5,500 new homes at Sherford (plus the new developments at Yealmpton and Brixton). |
| 5 votes | Increasing opportunities for developers to make high financial returns ie developers knocking at our door. |
| 4 votes | A steady economic decline that threatens the viability of existing shops and, pubs etc. |
| 2 votes | Changes in work habits (such as a rising demand for home-working). |
| 2 votes | Preparation for climate change. |

Although in some cases their relevance to this question is not clear, other verbatim free text inputs from respondents are included in this report for completeness:

Staycations

Change in shopping patterns – more deliveries/traffic

Wealth divide

Demographic change that alters the community spirit

Census of population – ages

R.S on line available

The high cost of housing in N&N makes it difficult for teachers, nurses, carers, those working in local businesses etc and other key workers to buy houses here

*A younger population that will require better facilities for younger people
Access to employment/availability*

Sustainable employment locally for local people

*Mixed sustainable community/balanced
Family friendly village*

Thriving local shops and pubs

Comment: There was broad similarity between this meeting and December, however the most noticeable difference was that the threat posed by Sherford was seen as less significant than in December.

Q2. What do you like about living in Newton and Noss and so want to try and preserve?

10. Again, the questionnaire gave a number of prompts but attendees were encouraged to add more. They were asked to score them in priority order. Using the same methodology as Q1, the results were:

22 votes Living in a rural coastal village that is protected as an Area of Outstanding Natural Beauty

21 votes A thriving community (churches, clubs, societies, WI etc). (Note: these figures include other similar words that were used to describe the community eg *a caring community; a friendly active community; a sense of community; lots of interest groups that are active; congenial surroundings.*)

17 votes Access to the river, the coast and the sea

7 votes Having a highly-regarded primary school

4 votes Having good access to a health centre

Other verbatim free text inputs from respondents were:

No hotel

Lack of pollution

Environment

Shopping in the village (3 similar comments)

Easy access to facilities in Plymouth (eg theatre)

Living is a supportive environment where people know each other

Development in small groups to develop a community spirit

Not on the way anywhere!

Comment: Unsurprisingly, the top 3 are identical to December albeit in a different order.

Q3. What do you not particularly like about living in Newton and Noss and so would like to see changed?

11. Again, the questionnaire gave a number of prompts but attendees were encouraged to add more. They were asked to score them in priority order. Using the same methodology as in Q 1 and 2, the results were:

14 votes Too many second homes

10 votes It is not a socially-mixed community.

9 votes Very poor mobile phone coverage

8 votes No superfast broadband

8 votes Lack of parking in Newton and Noss. (Note: some made reference to both residents' and visitors' parking.)

8 votes Inadequate public transport

There were also a considerable number of free text additions:

Building within the inner village

Builders using road space for storage etc

Lack of apartments for retirement living

Oversubscribing of village in holiday season

Amenities – health centre within the village, play park and sports ground

Large lorries making deliveries

Too much development

Long waiting list for moorings

Major criticism has been the lack of moorings and inflexible attitude to mooring + chaotic dinghy pontoon

An ageing population

Loss of gardens and open spaces through development which make the village look more crowded

Poor road access

Refuse collection and unsightly wheelie bins

Inconsistencies of design & types of buildings allowed in N&N

Problem of holiday makers' rubbish on roads waiting collection – frequent collections by smaller lorries which could take rubbish to intermediate depots

Speeding traffic on public roads

Speeding traffic near primary school especially

Speeding traffic – the No1 risk in the villages for everyone – especially children – walking or cycling

River water quality in winter

Q4. Is there anything that is not currently available in Newton and Noss that you would like to see here?

12. The questionnaire gave no prompts so respondents were asked to include their own ideas. This produced a long list of suggestions. They were asked to score them in priority order. Same methodology as previous questions.

12 votes Road safety. This included: zebra crossing for the primary school (4 votes); *slow down traffic, more speed control, traffic calming* (5 votes); *safe walking on roads for young and old* (2 votes); *safer pedestrian*

access from Newton Ferrers to Holy Cross and down Bridgend Hil (1 vote)

9 votes Better sport and recreation facilities. These included: community swimming pool (2 votes); improved sports and recreation facilities (2 votes); golf course (1 vote); *more pontoons for dinghies at the Harbour Office and pontoon for racing dinghies at YYC (1 vote); new public slipway by HM's office (deep water access) (1 vote); more for older children, maybe a skateboard park. Somewhere to mountain bike (1 vote); cycle paths to other communities eg Collaton and Yealmpton (1 vote)*

5 votes Retail. This included: *more retailers on Newton Hill esp bakery (1 votes); larger Co-op (or similar) possibly incorporating PO + butcher (2 votes); a bakery(2 votes);*

5 votes Better parking facilities; a car park; fewer builders' vehicles; a public car park outside Newton Ferrers

4 votes More affordable housing especially for young working families

4 votes Better public transport, including more small buses especially to Yealmpton.

3 votes High quality retirement apartments

3 votes Employment. This included: *more employment opportunities; workshop for boat builders.*

Less than 2 votes: *No private helicopters*

Allotments

More bungalows

Power and telephone cables underground – Yealm Road particularly

Effective sewage system

Superfast broadband

A windmill that would power the village

Camping for families and walkers as no longer available in the village

Hotel to provide employment and attract visitors who will spend in shops and pubs

Petition the Co-op to change the ghastly colour!

Improvement on all roads – regular repair etc

Q5. What planning-related issues do you think should be addressed in the Neighbourhood Plan?

13. The report merely lists those issues that have been proposed. It therefore presents something rather like a 'village wish list' and in some instances includes matters that are not directly planning issues and so may not be appropriate for a Neighbourhood Plan.

Housing	<p><i>Affordable housing within village boundaries</i></p> <p><i>Affordable housing – if there is such a thing.</i></p> <p><i>Overdevelopment on small sites</i></p> <p><i>Control of areas of housing development and the style of building</i></p> <p><i>Affordable housing should be as a mixed community within the village boundary</i></p> <p><i>Affordable housing or housing association properties not as 'outposts' but attached to main villages</i></p> <p><i>Affordable housing for local people – young working families</i></p> <p><i>'Garden-grabbing' discouraged and over-development of a plot to be strictly controlled. Newton's already a mess when viewed from the water</i></p> <p><i>Smaller units should be encouraged to attract younger families</i></p> <p><i>Affordable housing</i></p> <p><i>Less second homes</i></p> <p><i>Planning control over style</i></p> <p><i>Proportionate development of existing sites</i></p> <p><i>More affordable housing for the lower paid</i></p> <p><i>Affordable housing, particularly for young families</i></p>
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	<p><i>Density of new developments</i></p> <p><i>Better control of the size of new developments</i></p> <p><i>Guidelines for designs and styles of developments that are sympathetic to the area</i></p> <p><i>Encourage the building of more smaller houses rather than very large developments</i></p>
<p>Infrastructure (eg roads, water, sewerage, transport etc)</p>	<p><i>Footpaths and zebra crossings</i></p> <p><i>Street lighting either renew or remove</i></p> <p><i>More parking spaces at the top of Newton Hill to enable better access to the shops</i></p> <p><i>Sewage system needs updating especially if any more houses are built</i></p> <p><i>Over the 30 year period of the plan, all local infrastructure will need upgrading</i></p> <p><i>New water tower – visually more pleasing on entry to NF</i></p> <p><i>Congestion of roads in Noss</i></p> <p><i>Parking and (public) transport</i></p> <p><i>Improve public transport</i></p> <p><i>Traffic calming</i></p> <p><i>Reduce speed limits</i></p> <p><i>Protection of water quality</i></p> <p><i>Sewerage is the No 1 issue</i></p> <p><i>Preservation of bus service</i></p> <p><i>Impact of construction work</i></p> <p><i>Need to upgrade all existing services</i></p> <p><i>Roads are in an atrocious condition. Road markings are deteriorating. Lorry weights should be limited even if costs of building etc would rise</i></p> <p><i>Safe road access</i></p> <p><i>Better coordination by the County when repairing all services so</i></p>

	<i>that roads are not continually being dug up</i>
Health, Well-Being and Leisure	<p><i>Possible sports facility upgraded for the young. Squash courts?</i></p> <p><i>Community swimming pool</i></p> <p><i>Already stretched medical services</i></p> <p><i>If Collaton is approved, could more sports facilities ie squash court, tennis court, swimming pool etc be required to be included?</i></p> <p><i>Control speeding through the village</i></p> <p><i>Health – try turning back the clock in the NHS. – not a neighbourhood possibility</i></p> <p><i>Subsidies for fitness classes should be considered</i></p> <p><i>Provision of physiotherapy sessions, on prescription, with N&N – perhaps at Bishop’s Court?</i></p>
The River and Harbour	<p><i>The mooring of boats should be limited to an area to conserve the seagrass and seahorse breeding areas</i></p> <p><i>Obviously a major asset. Waterfront to be kept as pristine from major development as possible</i></p> <p><i>More rubbish bins for boat users</i></p> <p><i>Extra pontoons for dinghies at harbour office and for racing dinghies at Yacht Club and the Brook</i></p> <p><i>Retention of the ferry service</i></p> <p><i>Improve water quality in the river</i></p> <p><i>S106 contributions to protect marine environment</i></p> <p><i>Access for more children/families to river</i></p> <p><i>About the right balance between accessibility and solitude</i></p> <p><i>No marinas</i></p> <p><i>Fairer system for allocation of moorings for locals</i></p> <p><i>Protection of scenic beauty as seen from the river</i></p> <p><i>Effluent from increased habitation</i></p> <p><i>Maintaining water quality</i></p>

	<p><i>Better monitoring/removal of derelict boats on the foreshore</i></p> <p><i>More protection of remaining green river banks and restrictions on developments on riversides</i></p> <p><i>Maintain character and setting of the waterfront. In particular Riverside Road West & East. Also woodland area on both sides of the estuary.</i></p>
The Environment	<p><i>Encourage the uptake of new technology to support the climate agenda such as street lights activated by pedestrians and electric car-charging points</i></p> <p><i>Protection of the wooded areas around the village</i></p> <p><i>Protect wooded areas from development</i></p> <p><i>Improve our access to waste disposal reverse the denied access to Chelson Meadow</i></p> <p><i>Protection of green fields</i></p> <p><i>Protect trees – no cutting down on new developments</i></p> <p><i>Sewerage is the No 1 issue</i></p> <p><i>Protection of existing garden and open spaces within the village</i></p> <p><i>What village-wide initiative can support eg renewable energy; waste management etc</i></p> <p><i>AONB impacts</i></p> <p><i>Protect AONB landscape character</i></p> <p><i>More frequent refuse/recycling collections in smaller lorries to depot on edge of village</i></p>
Local Business	<p><i>Local services</i></p> <p><i>Protection for the amenities we have and provision for more</i></p> <p><i>Should be encouraged</i></p> <p><i>Improved communications (broadband and mobile) to encourage more home-working</i></p> <p><i>Expansion of the Co-op to provide a more comprehensive service</i></p> <p><i>Small enterprises to be encouraged and supported</i></p> <p><i>Support for initiatives to enable home –workers to do it</i></p>

	<p><i>effectively eg broadband</i></p> <p><i>Take a chance and allow development of a small business park and housing at Collaton – sink or swim</i></p> <p><i>Encourage the Co-op to resuscitate their redevelopment scheme</i></p> <p><i>Local businesses should be allowed to expand as well as the opportunities for new businesses to develop</i></p> <p><i>Impact of over-development if new businesses emerge</i></p> <p><i>These should be encouraged, with better provision of broadband and mobile phone connections for those working from home</i></p> <p><i>Encourage more use of facilities</i></p>
<p>Legacy Buildings and Heritage</p>	<p><i>Heritage sites to be looked after and preserved</i></p> <p><i>Protection of historical buildings is important to retain the character of the village</i></p> <p><i>Two churches will come under intense financial pressure. To ensure their viability, they will need modification for community/social use</i></p> <p><i>Churches will come under greater pressure financially with maintenance unless more community use. Many creative ideas in churches across the UK.</i></p> <p><i>There should be increased use of the churches to provide revenue for their upkeep</i></p> <p><i>Ensure the churches are cared for – leave the rest to individuals</i></p> <p><i>Essential to preserve and enhance external + character of conservation areas.</i></p>

Q6. At this stage of the process, which of the following scenarios would you choose?

- **No Development.** The Neighbourhood Plan would recommend maintaining the status quo, restricting other than minor development.
- **Limited Development.** The Neighbourhood Plan would allow an increase in village population and possibly small businesses that create local employment, but maintain the current character of the village.
- **Greater Development.** The Neighbourhood Plan would allow for greater development. This would lead to an increased population that required housing, business premises, services and leisure facilities, and create local employment. The development would, over time, change the character of the villages.
- **Another Scenario.**

Responses to Q6. The responses were:

No Development	1	4%
Limited Development	21	91%
Greater Development	0	0%
Another Scenario	0	0%
Did not declare	1	4%

The overwhelming majority was in favour of Limited Development. However, it is important to quote in full the 2 responses which voted differently:

"No Development. *No development other than those required to provide more apartments - have tried limited development and ????? just end up as expensive holiday or resident houses."* This was an anonymous response and so it has not been possible to interpret the missing word.

"Did not Declare. *All other villages change over time. Newton & Noss have and will continue to do so. The important thing is to ensure the right changes take place!"*

In addition, some who stated a preference for Limited Development did include some qualifiers:

"Limited development to encourage the young to live and work here. Sheltered quality housing for single elderly people."

"Selective development."

"Supplemented with sustainable development such as Collaton plan."

"Development has to happen and the village will evolve. Much will depend on market forces beyond our control, especially with regard to shops and businesses."

"Limited Development with consistent guidelines as to what is appropriate and to provide what appears to be most needed:

- affordable rented social housing*
- affordable for first time buyers*
- small houses suitable for the elderly to downsize*
- affordable to buy through a land trust"*

"First priority should be to protect the "rural" visual character and appearance of the green landscape whilst allowing a modest increase of smaller units to enable younger families to move to village." aspect

"Limited Development with emphasis on fair affordable housing + attracting young families to the village."

"Limited Development, particularly:

- 'starter' homes to rent or buy*
- family homes to rent or buy"*

"Limited development to allow the younger generation to stay."

Are there any other comments you wish to make?

14. The final part of the questionnaire was an opportunity to add any additional comments not covered by previous questions. Six did so, and their comments are included verbatim for completeness:

"I feel there are always cautions in your wording ie local development saying "this will effect the character of our villages" when this is constantly happening with every house that is revamped/extended, for the financial gain of the owners. People say that they have moved here for the character of the villages, the way of life etc and yet they immediately seek to change that character by building huge houses. (Then, when they need to downsize, 'surprisingly, there aren't any small houses left.) Please can we acknowledge that this change is already happening and not simply try to imply that it is only future development which would change the villages. We need diversity of housing – if Brixton, Yealmpton, Avonwick and I notice today Totnes, can do it, why do we think we should be exempt. Conservation – yes, preservation – no."

"What is the income of the shops in high holiday periods compared with non-holiday periods? This is far too complex to prioritise without a full social, environmental, population, economic survey."

"Obviously some entries are 'wish list'. Having attended meeting, realise plan very much 'legally-planning' based. Vital that villages do have a plan to make sure we have influence in future."

"The importance of professional planning input will be critical to creating a robust, policy-based NP."

"On attending the meeting was very informative but it showed how many younger people need to attend."

In addition, a husband and wife jointly attached their more widely-ranging thoughts. Their input is also attached for completeness.

TAILPIECE

15. The N3P Team would like to thank all who took part in the meeting and completed the questionnaire. We hope that your views have been adequately represented.

Christopher Lunn

1 February 2015