

BERE PENINSULA PLAN GROUP

WORKING UNDER THE AUSPICES OF BERE FERRERS PARISH COUNCIL

A NEIGHBOURHOOD PLAN
FOR THE BERE PENINSULA

PRESENTATION TO BFPC 16TH JUNE 2015



AGENDA

- ▣ INTRODUCTION - Mike Benson
- ▣ CHAMPIONS' PRESENTATIONS
 - Local Facilities etc. - Ewen Rae/Julie Overnell
 - Environment - Graham Reed
 - Transport & Communications - Granville Starkie
 - Economy - Ralph Maycock
 - Housing - Mike Palmer /Jeremy Maddock
- ▣ Q & A

INTRODUCTION

Mike Benson

- ▣ Objective
- ▣ Context
- ▣ Why?
- ▣ How?



OUR OBJECTIVE

To create a NEIGHBOURHOOD PLAN for the Bere Peninsula up to 2031 that takes account of the sustainable homes, infrastructure and amenity developments that will be needed to accommodate anticipated population growth; at the same time conserving the essential rural nature of the area and conforming to the requirements and constraints of World Heritage, AONB, SSSI and Conservation Area designations.

GENERAL CONTEXT

- ▣ NPPF - presumption in favour of developer
- ▣ Must comply with West Devon Strategic Plan - i.e. Our Plan
- ▣ New requirement is for 50 additional houses plus Windfall
- ▣ No development is NOT an option
- ▣ Neighbourhood Plans will provide specifics for new housing
- ▣ WDBC Call for Sites produced 10 potential development sites on the peninsula
- ▣ No Neighbourhood Plan – leaves us open to all developers

WHAT WILL IT MEAN?

- ▣ When adopted by West Devon Borough Council our NEIGHBOURHOOD PLAN will become a document with legal status and an important adjunct to their Local Plan - “OUR PLAN”
- ▣ It will then have to be taken into account by the Planning Inspectorate and in all WDBC planning decisions that affect the Peninsula up to 2031

LOCAL FACILITIES SERVICES & COMMUNITY LIFE

EWEN RAE/JULIE OVERNELL



THIS COVERS THREE SECTIONS
OF THE QUESTIONNAIRE AS
THEY PROVIDE THE "GLUE"
THAT BINDS THE COMMUNITY
TOGETHER

WHAT HAVE WE GOT:

- ▣ GOOD VARIETY OF SHOPS, MECHANICAL REPAIR GARAGES, PUBS,
- ▣ CHURCHES, SCHOOL, DOCTORS SURGERY, DEDICATED YOUTH FACILITY, RESIDENTIAL HOME,
- ▣ SOCIAL CLUBS, CAFÉ, LOCAL MARKETS, PARISH, CHURCH & COMMUNITY HALLS
- ▣ SPORTS CLUBS, ALLOTMENTS, VOLUNTARY GROUPS
- ▣ SUPPORTIVE PARISH COUNCIL
- ▣ COMMUNITY INFORMATION NETWORK (BERE LINK, FACEBOOK, NOTICEBOARDS, WEBSITE)

WHAT YOU HAVE ALREADY TOLD US (QUESTIONNAIRE AUTUMN 2013):

- PEOPLE FEEL SAFE & THERE IS A GOOD COMMUNITY SPIRIT
- ONLY 22% FELT THEY COULD INFLUENCE DECISION MAKING
- 71 DIFFERENT SITES NOMINATED AS POTENTIAL COMMUNITY ASSETS
- YOU WOULD LIKE MORE RETAIL, SPORTS FACILITIES & LOCAL SERVICES.
- YOU WOULD LIKE MORE EDUCATIONAL & SOCIAL GROUPS FOR ALL AGES
- THERE IS POOR COMMUNICATION ABOUT WHAT IS AVAILABLE WITHIN THE PENINSULA

WHAT OTHER EVIDENCE TELLS US (e.g. Govt. etc.)

- WE HAVE CONSULTED LOCALLY WITH:
PRIMARY SCHOOL; YOUTH 2 YOUTH; ABBEY
SURGERY; WEST VIEW RESIDENTIAL HOME;
LOCAL RETAILERS
- WE HAVE REVIEWED STRATEGIES FROM:
WDABC; DCC; THE CARE ACT; TAMAR VALLEY
AONB; POLICE & CRIME COMMISSIONER

SUGGESTED POLICIES

- ▣ PROMOTE LOCAL BUSINESSES, E.G. LOCAL SUPPLY CHAIN
- ▣ PROVIDE A MANAGED INFORMATION NETWORK FOR LOCAL ORGANISATIONS & ACTIVITIES
- ▣ SUPPORT COMMUNITY ORGANISATIONS TO DEVELOP RECREATIONAL FACILITIES
- ▣ ENCOURAGE CONSIDERATION OF DISABLED COMMUNITY MEMBERS WHEN PROVIDING NEW OR ENHANCING LOCAL FACILITIES

ENVIRONMENT

Graham Reed



We would like to hear your views

on:

- ▣ Protection of the environment – built & natural
- ▣ How to plan for needed additional housing
- ▣ How to encourage community engagement in protecting flora & fauna within the landscape
- ▣ How to encourage our community to contribute to reducing waste and generating renewable energy
- ▣ How to encourage community engagement in reducing emissions that impact on climate change
- ▣ How can we ensure that WDBC and DCC support our local initiatives

TRANSPORT & COMMUNICATIONS

Granville Starkie



Summary of key concerns arising from the Questionnaire and First Public Consultation

TRANSPORT

- ▣ Consider a 20mph limit in villages (NO speed bumps)
- ▣ One-way system or “preferred route” for HGVs through BA
- ▣ Consider a “preferred delivery period” for shop/pub deliveries in BA
- ▣ Passing places on Denham Bridge route
- ▣ Later and Sunday bus/rail services, especially weekends and for Bere Ferrers
- ▣ Is a volunteer based bus service feasible - can the TASS service be extended (e.g. for weekends)?
- ▣ Consider “Road narrows” sign at BA exit on B3275 (or widen road between crest near bowling club and Quarry Corner?)
- ▣ Ensure minimum of 1 parking slot at every new home constructed
- ▣ Include small lay-byes in any new development roads where feasible
- ▣ How certain is the rail extension to Tavistock?

Key Concerns cont.

COMMUNICATIONS

- ▣ Need for better Broadband and Mobile services. How can we improve?
- ▣ Additional sites for mobile masts?
- ▣ Can the railway route be used to improve Broadband coverage?

PROGRESS TO DATE

- ▣ Principal truck movements in BA identified
- ▣ Support for one-way “preferred route” from Co-op Logistics (main protagonist)
- ▣ Monitoring progress on Broadband & Mobile with John Sheldon (WDBC)
- ▣ Much current BT activity on Superfast BB with likely availability by end 2015
- ▣ Improvements to Mobile continue, both coverage and signal
- ▣ Support from DCC could be better

ECONOMY

Ralph Maycock

THE BUSINESS & EMPLOYMENT
OPPORTUNITIES NOW AND
POTENTIAL FOR THE FUTURE



WHAT HAVE WE GOT

- ▣ Bere Alston is main retail area (PO, 6 shops & Pub). Bere Ferrers has Pub, hairdresser & vibrant Community Market
- ▣ One major producing activity- farming- occupying the major part of the peninsula's land
- ▣ Most of the working population are in professional or skilled trades with many working part time
- ▣ Over 100 business activities mostly engaged in supporting and servicing the local population. Over 60% are sole traders, and 4% employ more than 5 people
- ▣ 13 businesses indicate possible interest in expanding, but cite need for suitable premises, infrastructure, services and suitable labour
- ▣ Commuter Rail Service linking us to the main line at Plymouth

WHAT YOU HAVE ALREADY TOLD US (QUESTIONNAIRE 2013)

- ▣ Strong desire for local employment near the peninsula
- ▣ Recognition that local retail facilities are limited. 10% do their main shopping in BA, 57% in Tavistock and 24% in Plymouth. 75% use BA as a 'Top up' facility
- ▣ 45% said Small Business Units would be best use for the employment land adjacent to BA station. Other suggestions were Heritage, Leisure & Retail, each approx. 12%
- ▣ Very strong demand for a DIY shop with 128 requests. About 40 requests each for Greengrocers, Bakery & Cafe/Restaurant
- ▣ 13 businesses are considering opening on the peninsula

OTHER EVIDENCE TELLS US

- ▣ WDBC 'OUR PLAN'
 - Job growth Target:- 1500 by 2025
 - Key Sectors: Construction , Information & Communications , Business & Finance
 - Growth Drivers: Enterprise, Investment, Innovation & Skills
 - Priority Action: Strategic Planning, Enterprise, Business Support
- ▣ WEST DEVON CORE STRATEGY
 - prioritises re-opening of railway Bere Alston to Tavistock

OTHER EVIDENCE cont.

- ▣ HEART OF SW LOCAL ENTERPRISE PARTNERSHIP
 - Strategic Economic Plan (SEP), March 2014,
“sets out proposals to create economic growth in the Heart of the South West and our vision for achieving jobs, growth & prosperity....
Key priorities include transport system, superfast broadband & 4G”
- ▣ TAMAR VALLEY AONB MANAGEMENT PLAN
 - recognises the importance of building a sustainable tourism & recreational framework for the area, by working with local bodies

PROPOSED POLICIES

- ▣ Support & Promote Local Businesses
- ▣ Promote Small Business Units
- ▣ Raise awareness of what is available locally
- ▣ Encourage local supply chains
- ▣ Promote Bere Peninsula for tourism / recreation
- ▣ Support projects to enhance connectivity
- ▣ Support Railway Enhancements
- ▣ Support Superfast Broadband
- ▣ Support better mobile phone services

SOME IDEAS TO DEVELOP OUR LOCAL ECONOMY

- Local Business Website
- Peninsula Chamber of Commerce
- Raise awareness of services & produce available locally
- Business Sounding Board
- Occasional Business-to-Business themed events e.g. Tourism, Building Trades.... etc.

HOUSING

Mike Palmer/Jeremy Maddock



What do we want to achieve?

- ▣ Allocate housing sites to meet West Devon's Minimum Housing Requirement

In doing so:

- ▣ Provide a range of house types, across all tenures, reflecting local needs
- ▣ Meet local Affordable Housing Needs
- ▣ Integrate new housing into the community
- ▣ Deliver the necessary supporting facilities.

What is the Minimum Housing Requirement 2011 -2031?

- ▣ West Devon as a whole, needs some 4,320 new homes (216/yr)
- ▣ Of which Bere Alston has to provide 86 new homes (5/yr)
- ▣ Of which 36 have already been built or have planning permission
- ▣ Leaving the Neighbourhood Plan to allocate land for at least 50 new homes

Other Considerations

In addition to this 'minimum' designation:

- ▣ West Devon have included a total windfall allowance for 960 homes
- ▣ If the Peninsula has to accommodate its proportion of these windfalls, then up to 25 additional new homes could also come forward.

Could these requirements change?

The Local Plan examination may result in some changes.

For example:

- ▣ A higher overall level of growth may be required
- ▣ The windfall allowance may be reduced by increasing the allocations
- ▣ The Peninsula may be expected to accommodate its full proportion of new homes

Potential consequences for the Peninsula

The proposed level of development is half the rate experienced in last 10 years (which resulted in a 2.5% drop in the Peninsula's population)

- ▣ This has implications for retaining young families, as well as local facilities & services
- ▣ However, this lower level of growth does reflect the Peninsula's significant constraints, particularly its World Heritage and AONB designations

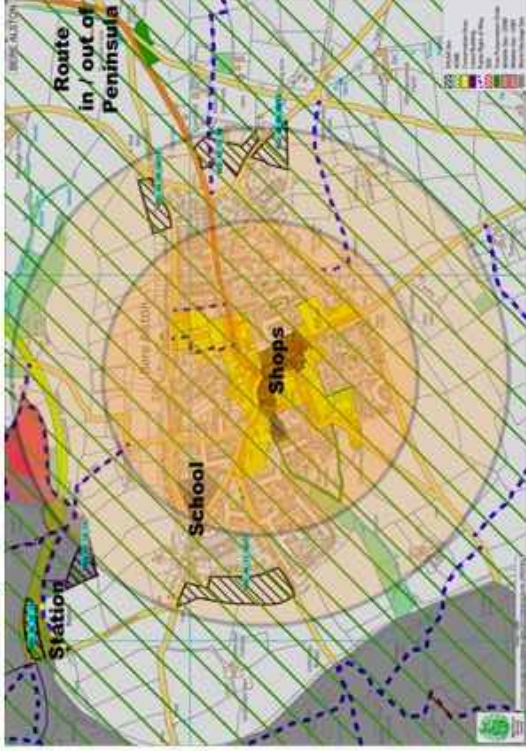
Site Selection Criteria

Sites have to be:

- ▣ Suitable
- ▣ Available
- ▣ Achievable

Therefore they need to:

- ▣ be located near shops & services - making Bere Alston the location of choice
- ▣ ideally be within the urban area, or can at least help improve the urban fringe
- ▣ have the least impact on Policy Constraints - WH, AONB, Conservation, Archaeology
- ▣ minimise the impact on the settlement, including traffic generation considerations
- ▣ take into account topography, flood risk, contamination, accessibility, utility connections
- ▣ be confirmed by the owner as being available, with a clear intention to develop
- ▣ provide a reasonable prospect for a viable development within the plan period



Choice of Sites

Potential development sites that are considered least constrained

- ▣ Land to South of Bedford Street ??Ha
 - possibly up to 8 new homes
- ▣ Land to North of Woolacombe road (RefWD48-19-8/14)
 - 1.0Ha - up to 30 new homes
- ▣ Land S of Woolacombe road (Ref:WD48-04-08/13)
 - 0.7Ha - minimum of 15 new homes
- ▣ These could provide sufficient new homes to meet the Local Plan's Minimum Housing Requirement

Other sites with more constraints

- ▣ Land at Broad Park Road (Ref: WD48-08-08/13)
0.7Ha - minimum of 10 new homes
- ▣ Land at Long Orchard (Reference: WD48-11-08/13)
2.0Ha - minimum of 30 new homes

While the evidence suggest that these sites have a number of constraints, it might be wise to identify them as reserve sites to be re-considered should sites 1-3 fail to provide sufficient housing within the plan period. In addition, the Land at Long Orchard should be reviewed if/when the rail connection Plymouth to Tavistock is implemented.

Additional Housing Policies

In addition to making Housing Allocations, it is intended that the Neighbourhood Plan should include policies relating to:

- ▣ Phasing of development
- ▣ Managing windfalls
- ▣ Mixed tenure requirements
- ▣ Meeting affordable housing need
- ▣ Integrating new housing into the community
- ▣ Housing design requirements
- ▣ Provision of supporting facilities

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