

# Evidence Base

## Appendices:

- Page 1 I. Constitution of working group. Details of consultation processes, community questionnaires and other consultations.
- Page 4 II. Relevant underlying planning regulations and policies
- Page 15 III. Results of general questionnaire in 2015
- Page 29 IV. Housing needs Survey 2016
- Page 43 V. Site assessments
- Page 47 VI. Village Design Statement
- Page 52 VII. Sport and Leisure including list of Community Assets /Facilities
- Page 55 VIII. Potential impact of Railway developments
- Page 57 IX. Heritage assets in Bridestowe & Sourton
- Page 59 X. Community Aspirations
- Page 60 XI. Visual impact
- Page 63 XII. Local Green Spaces and NPPF criteria
- Page 65 XIII. Rationale for drawing Settlement Boundaries
- Page 66 XIV. Glossary
- Page 68 XV. Maps: Flood map. Vista map. Map of development sites in Bridestowe and Sourton

## **Appendix I: Constitution of Working Group, Timetable of activity and details of consultations conducted.**

### **1. Constitution of Working Group**

When the idea of developing a joint local plan for the two 2 adjacent parishes of Bridestowe and Sourton, was first put forward, the model of a parish plan was chosen. A public meeting was called by both Parish Councils and was well attended. Residents and parish councillors interested in being involved in the project put their names forward.

It was agreed that a steering group (known as the working group) should be set up to advance the project; it was important that the group was representative of both parishes, not over burdened with Parish councillors and with members bringing with them a variety of perspectives. The details of all interested parties were noted and invited to all the regular group meetings. A constitution was adopted on 25th June 2013.

A Chair was appointed plus a minute secretary. An initial grant from the Town and Parish Fund, with additional monies from both Parish Councils had been successfully applied for to meet the cost of room hire and sundry expenses incurred through the consulting process. The purse was held and administered by Bridestowe Parish Council.

By June 2014, it had become apparent that the local borough council intended to allocate housing to Bridestowe, so a decision was taken to “upgrade” to a neighbourhood plan that unlike a parish plan would, if successfully adopted, have statutory power. On July 17th 2014 Bridestowe Parish Council approved the upgrading and a new constitution was adopted. On August 10th Sourton Parish Council also gave its approval and agreed that Bridestowe PC would act as Qualifying Body for purposes of the Neighbourhood Development Plan. The two parishes of Bridestowe and Sourton were formally designated as a Neighbourhood Area in December 2014 through an application to West Devon Borough Council and Dartmoor National Park Authority under the Neighbourhood Planning Regulations 2012 (part 2 S6).

The working group divided into subgroups to deal more efficiently with the different areas of the emerging plan, feeding back their results to the main group at monthly meetings.

### **2. Timetable of activity**

From the outset, a provisional timescale for the project was drawn up to maintain momentum and focus although this was extended to accommodate changes in central and local government policy. A full list of the meetings and consultations that have taken place since the onset of the project in May 2013 is being prepared. Table 1 (page 2 of this appendix) summarises the NP timetable. Meetings have always been open to all and are publicised in the monthly newsletter distributed across both parishes.

### **3. Consultations conducted**

#### ***Early Consultation and Evidence Gathering***

Extensive engagement and consultation has taken place with residents and stakeholders throughout the Plan making process. They were asked what they liked and disliked about the parish, how they would want to see it evolve and the benefits new development should bring to the community. To ensure the consultation process was as inclusive as possible local businesses and service providers have been canvassed. The views of young people attending local schools were sought.

#### **The Questionnaire**

One of the key consultations was the Questionnaire sent to all residents in April 2015. A total of 178 questionnaires were completed out of approximately 475; people chose to respond either on line or by completing the paper questionnaires. This gives an approximate 38% return

overall, though this was much bigger in Bridestowe village than Sourton Village. Despite the length of the questionnaire most people completed the whole questionnaire and few omitted any significant parts. Most questionnaire included information about all members of the household and the households which completed questionnaires were received included a total of 397 people; this is 40% of the total population of the parishes of Bridestowe and Sourton. Once the questionnaire results were collated, the data, together with the feedback from other public consultation, formed a local evidence base. The data was analysed and the findings identified a number of key themes which became the basis for the Vision and Objectives. The policies and general development principles were then developed.

Separate questionnaires were employed to gain specific information for example one entitled 'Open Spaces, Sport and Recreation'. The views of young people were sought specifically via the schools and youth groups.

The results of the Questionnaire are given in Appendix III.

**Table 1. Project timetable**

<b>Date</b>	<b>Activity</b>
May 2013	Public Meeting to roll out Parish Planning process
August 2013	Initial Questionnaire to parishes (Likes/dislikes)
June/July 2014	<b>Public meetings to agree update to Neighbourhood plan</b>
August 2014	Public Event (Ram Roast)
December 2014	Designated as a Neighbourhood Area
April 2015	Comprehensive questionnaire circulated
July 2015	Preliminary results published in newsletter and online
June 2015 onwards	Working groups meet feeding back to monthly open meetings with monthly updates in newsletter
October 2015	Additional survey on Recreation and Environment
November 2015	Preparatory work on organising a HNS
April 2016	HNS delivered to all residents of both parishes Consultation event in Bridestowe & Sourton for HNS + first Draft Plan
July 2016	Results of HNS published in newsletter + online
November 2016	Pre Submission Draft NP rolled out to parishes and the 2 local authorities
February 2017	Executive summary circulated + online
March 2017	Professional input and revisions
July - August	Public Consultations at annual events
Sept - Dec. 2017	Conversion of Pre Submission Draft NP to Submission Draft NP
Jan - March 2018	Regulation 14 with statutory agencies, authorities and the public (10 weeks)
June 2018	Professional input: consideration of Regulation 14 comments and incorporation of amendments plus some policy refinement
July 2018	Public consultation at Ram Roast & Sourton Show showing revisions from Reg 14 responses and seeking feedback on revised policy, boundaries and site allocations
August 2018	Further consultation with local businesses
September 2018	Pre Submission Draft NP to the 2 local authorities
February 2019	Further revision of Bridestowe's settlement/development boundary on exclusion of Pool Hill site
March 2019	Identified need for SEA
April 2019	SEA/HRA screening
July 2019	Application for Technical Support for SEA
December 2019	SEA report received
February 2020	Reg. 16 submission

## **The Housing Needs Assessment**

This was the second crucial consultation that targeted all residents. It was essential to obtain up-to-date evidence of exactly how many new houses were needed in the next 10 -15 years. It was publicised using articles in the parish newsletter and local newspaper and displaying posters across the two parishes. Two community events, one in each parish hall, included offers of assistance to complete the assessment form. Draft copies of the emerging development plan were also available. The aim of the survey was to identify the types of housing in which people currently live, with additional information on the current housing and likely future needs of older residents (aged over 55) and to identify those households who currently have a need for affordable housing and wish to remain living in the villages. A total of 410 survey forms were distributed, to each household in the two parishes.

137 surveys were returned (33% of all households), with 73 from Bridestowe and 55 from Sourton. The results of the housing Needs Assessment are given in Appendix IV.

The Neighbourhood Planning Guidance requires ...“A qualifying body should be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan
- is made aware of how their views have informed the draft neighbourhood plan.”

The working group has endeavoured to meet these requirements by holding monthly open meetings, updating both parishes with monthly bulletins in the parishes' newsletter, inviting feedback from the focus group and key stakeholders and using public events. Social media has been used with links from the Community Facebook page.

Versions of the NP have always been accessible via both parishes' websites

NB. Full details appear in the Consultation Statement which is a separate document.

## Appendix II.

### The Revised National Planning Policy Framework (NPPF) 2019

[ <https://www.gov.uk/government/publications/national-planning-policy-framework--2> ]

has many recommendations and policies that are relevant to the Neighbourhood Development Plan for Bridestowe and Sourton:

The most important of these are outlined below, with the relevant paragraph numbers from the revised (2019) NPPF :

#### Chapter 3. Plan-making

##### Non-strategic policies

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies\*.

[\* *Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area*]

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

#### Chapter 5. Delivering a sufficient supply of homes

63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (*where policies may set out a lower threshold of 5 units or fewer*). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount\*.

[\**Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned*]

66. Where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

### **Rural housing**

77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

## **Chapter 6. Building a strong, competitive economy**

### **Supporting a prosperous rural economy**

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

## **Chapter 8. Promoting healthy and safe communities**

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

### **Open space and recreation**

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.



## 9. Promoting sustainable transport

105. If setting local parking standards for residential and non-residential development, policies should take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

## Chapter 15. Conserving and enhancing the natural environment

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

## **The Joint Local Plan for Plymouth and Southwest Devon was adopted in March 2019.**

[ <https://www.plymouth.gov.uk/sites/default/files/JLPAdoptedVersion.pdf>]

**Some of the sections with relevance to the Bridestowe and Sourton Neighbourhood Plan are listed below:**

### **Policy SPT8.**

*3. Supporting investment that enhances the resilience of the rail network to extreme weather events and delivers improvements to capacity, frequency and journey times from London and the rest of the country. Measures will include:*

- i. Delivering major improvements to Plymouth railway station to enhance its capacity and attractiveness as a regional hub station and gateway to the city.*
- ii. Improving connectivity and supporting the development of future rail freight opportunities between Cornwall, Plymouth, Exeter and the rest of the country.*
- iii. Supporting an additional route between Exeter and Newton Abbot that improves resilience and journey times and the re-opening of the Northern Route between Plymouth and Exeter via Tavistock and Okehampton.*
- iv. Supporting improvements to local rail connectivity and links between Tavistock and Plymouth and Okehampton and Exeter.*

### **Strategic Objective SO9**

(Bridestowe is identified in the JLP as being a “sustainable village”)

#### **Maintaining the viability of the many sustainable villages in the rural area**

To enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve. This will be achieved through:

1. Delivering a mix of new homes that add diversity and accessibility to the rural housing stock.
2. Enabling a balanced demographic profile that retains and attracts young people and working age families.
3. Enabling local employment opportunities that can support a thriving rural economy.
4. Delivering digital connectivity that supports the rural economy and reduces the need to travel.
5. Responding positively to rural travel patterns through innovation and investment.
6. Strengthening links between our rural settlements and the surrounding landscapes.
7. Protecting and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.

**Policy TTV25****Development in the Sustainable Villages**

Provision in the order of 550 homes will be sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area.

The LPAs support the preparation of neighbourhood plans as a means of identifying local housing and other development needs in the sustainable villages. Development within the sustainable villages, including the indicative level of housing set out in Figure 5.8, should be provided through neighbourhood plans, unless such provision would conflict with other policies of the JLP. Within sustainable villages without neighbourhood plans the LPAs will still support development that meets the identified local needs of local communities and development which responds positively to the indicative housing figures set out in Figure 5.8. All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan.

**5.161** The JLP does not identify sites for development in the villages defined as being the Sustainable Villages. Rather, an approach is taken which aims to enable development to come forward in these villages which reflects their sustainability, and which will respond to local needs. In these locations, it is clearly important to strike a balance so that development maintains or improves the viability of the villages whilst also being of an appropriate scale and meeting the needs of local people. It is also important that any development in the Sustainable Villages also respects the character of the villages, and particularly of any landscape designations such as the AONBs.

**5.162** In the Sustainable Villages, the most appropriate way to balance these considerations will often be for local people to develop neighbourhood plans, responding to local needs and opportunities. The LPAs are supportive of the neighbourhood planning process as a means of identifying and responding to local needs for development and the delivery of sustainable communities. However, where there is no neighbourhood plan, development proposals could come forward through the planning application process, and these would be assessed against the policies of the JLP. It should be noted that neighbourhood plans can also be brought forward for other parts of the Plan Area, but Policy TTV25 specifically relates to their role in meeting local needs in the Sustainable Villages.

**5.163** It will be for neighbourhood plans themselves to determine which sites to bring forward for development, provided that they are consistent with the provisions of the JLP. To help identify a potential housing supply figure for the individual Sustainable Villages, and to provide some guidance for the level of housing that might be appropriate in a village, an indicative assessment has been made of the potential number of homes that are capable of coming forward through neighbourhood plans (the South Hams & West Devon Village Sustainability Assessment Framework', Feb 2017). This assessment is based upon factors such as the level of services and facilities available in each settlement, the accessibility of larger settlements, the quality of digital communications, and the availability of sites in the SHLAA. These indicative housing figures are set out in Figure 5.8.

**5.164** The indicative housing figures should be used to inform neighbourhood plan or development plan-led development throughout the TTV policy area. Commitments

and completions within sustainable villages prior to the end of March 2017 are not considered to make a contribution to the indicative figures, as these have already been counted within the JLP housing supply figures. The figures should be interpreted locally, applying constraints and opportunities. It is therefore understood that some neighbourhood plans may deliver more or less than indicated where justified by the appropriate level of evidence. The LPAs will keep under review the number of new homes coming forward in the Sustainable Villages over the life of the JLP. If monitoring shows that Neighbourhood Plans are not bringing forward allocations to support Policy TTV25, the LPAs will consider undertaking informal planning studies to identify new site opportunities that can be built in to the next review of the JLP.

*Figure 5.8. Indicative Levels of New Housing in Sustainable Villages*

<i>Villages able to accommodate around 30 dwellings each</i>	<i>Blackawton, East Allington, Harbertonford, Marldon, Sparkwell, Ugborough <b>Bridestowe, Exbourne, Lewdown, Spreyton</b></i>
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**Policy TTV27**

**Meeting local housing needs in rural areas**

Proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:

1. It meets a proven need for affordable housing for local people.
2. It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent more than 40 per cent of the homes or 40 per cent of the land take excluding infrastructure and services.
3. Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.
4. The proposal meets the requirement of all other relevant policies of the Plan

**5.170:** Community led housing initiatives will be supported on rural exception sites. New affordable housing will be subject to eligibility criteria requiring a local connection, and suppressed in value against open market values in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.

**Policy DEV8**

**Meeting local housing need in the Thriving Towns and Villages Policy Area**

The LPAs will seek to deliver a wide choice of high-quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:

1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents.

The most particular needs in the policy area are:

- i. Homes that redress an imbalance within the existing housing stock.
  - ii. Housing suitable for households with specific need.
  - iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.
2. Within rural areas with special designations, as defined in section 157 of the Housing Act 1985, all residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of at least 30 per cent of the total number of dwellings in the scheme.
3. Within the whole policy area a minimum of at least 30 per cent on-site affordable housing will be sought for all schemes of 11 or more dwellings. Off-site provision or commuted payments in lieu of on-site provision will only be allowed where robustly justified.

## **Policy DEV9**

### **Meeting local housing need in the Plan Area**

The following additional provisions for the delivery of a range and mix of housing to meet local housing needs shall apply to the Plan Area;

1. Affordable housing could include social and affordable rent, shared ownership, and innovative housing models that meet the local demand/need, such as rent-to-buy, starter homes and shared equity as appropriate.
2. Self and custom build housing will be supported providing they meet the over-arching sustainable development, general amenity and design policies. The LPAs will:
  - i. Negotiate the identification of suitable plots on major development sites to meet this need.
  - ii. Encourage the provision of serviced plots and co-housing schemes.
  - iii. Be proactive in exploring ways to ensure sufficient plots are consented to meet the duty set out in the Self-Build and Custom Housebuilding Regulations.
3. The LPAs will support development which increases choice in housing by greater utilisation of the private rented sector, including new build private rented accommodation (Build to Rent).
4. A mix of accessible housing units will be sought in new housing schemes, representative of the wider housing mix of the development including:
  - i. Requiring at least 20 per cent of dwellings on all schemes of five or more dwellings (including conversions), where practicable, to meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations).
  - ii. Requiring at least 2 per cent of dwellings on all schemes of 50 or more dwellings (including new build housing and conversions) to meet national standards for wheelchair user homes (Category M4(3) of Building Regulations). Category M4(3) dwellings will be counted as contributing towards the category M4(2) dwelling requirement.

**Policy DEV15****Supporting the rural economy**

Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The following provisions apply:

1. Appropriate and proportionate expansion of existing employment sites in order to enable retention and growth of local employers will be supported, subject to an assessment that demonstrates no adverse residual impacts on neighbouring uses and the environment.
2. Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment that demonstrates no residual adverse impacts on neighbouring uses and the environment.
3. Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate.
4. Support will be given to the reuse of suitable buildings for employment uses.
5. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation, and provided that 75 per cent of the goods sold will be produced within the immediate and adjoining parishes.
6. Development will be supported which meets the essential needs of agriculture or forestry interests.
7. The loss of tourist or leisure development will only be permitted where there is no proven demand for the facility. Camping, caravan, chalet or similar facilities that respond to an identified local need will be supported, provided

**6 Development policies**

the proposal is compatible with the rural road network, has no adverse environmental impact and is not located within the Undeveloped Coast policy area.

**8. Development proposals should:**

- i. Demonstrate safe access to the existing highway network.
- ii. Avoid a significant increase in the number of trips requiring the private car and facilitate the use of sustainable transport, including walking and cycling, where appropriate. Sustainable Travel Plans will be required to demonstrate how the traffic impacts of the development have been considered and mitigated.
- iii. Demonstrate how a positive relationship with existing buildings has been achieved, including scale, design, massing and orientation.
- iv. Avoid incongruous or isolated new buildings. If there are unused existing buildings within the site, applicants are required to demonstrate why these cannot be used for the uses proposed before new buildings will be considered.

**Policy DEV23****Landscape character**

Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

1. Be located and designed to respect scenic quality and maintain an area's distinctive sense of place and reinforce local distinctiveness.
2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees, hedgerows and watercourses that contribute to the character and quality of the area.
3. Be of high quality architectural and landscape design appropriate to its landscape context.
4. Be located and designed to prevent erosion of relative tranquility and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquility has been eroded.
5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.
6. Where necessary, be supported by Landscape and Visual Impact Assessments and landscaping schemes that enhance that proposed development.
7. Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements.

## **Appendix III.**

### **Bridestowe and Sourton Neighbourhood Plan Questionnaire Results**

A total of 178 questionnaires were completed either on line or as paper questionnaires. All paper questionnaires were then entered on line into the SurveyMonkey form, and analysis has been carried out to date using SurveyMonkey and MS Excel.

This report on the questionnaire has focused on the quantitative and numerical data, but there is a great deal of additional information available from the very many free text entries, comments and suggestions made by those completing the forms. A brief selection of these are quoted at the end of this report.

Despite the length of the questionnaire – 42 questions in the main section and another 26 in the supplementary sections – most people completed the whole questionnaire, and few people omitted significant parts.

Approximately 475 questionnaires were distributed, giving approximately a 38% return overall, though this was clearly much higher in Bridestowe village than in Sourton village.

Even though 92% of those completing the questionnaires reported having a computer in their household, only 25% (45/178) of those completing the questionnaires did so on line. The on-line collector was open from March 28<sup>th</sup> to May 25<sup>th</sup> inclusive, when it was closed to allow analysis of results.

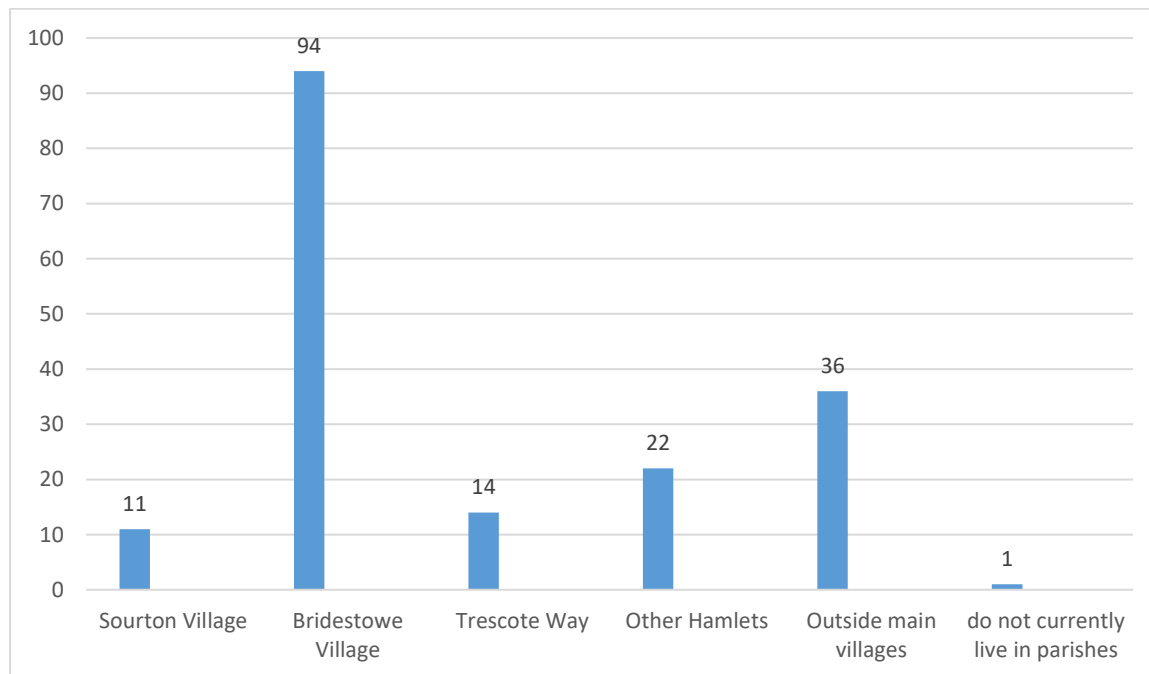
Most questionnaires included information about all members of the household, and the households from which we received completed questionnaires included a total of 397 people, which is 40% of the total population (996) of the parishes of Bridestowe and Sourton as reported in the 2011 census.



### Section 1: You and your Parish or local community.

Those completing the questionnaires were distributed across the two parishes, but relatively few people from Sourton Village completed a questionnaire.

**Figure 1. Number of Completed Questionnaires from parishes and parts of parishes.**



Of the 172 people who gave this information, 130 lived in the parishes and 37 lived and worked here.

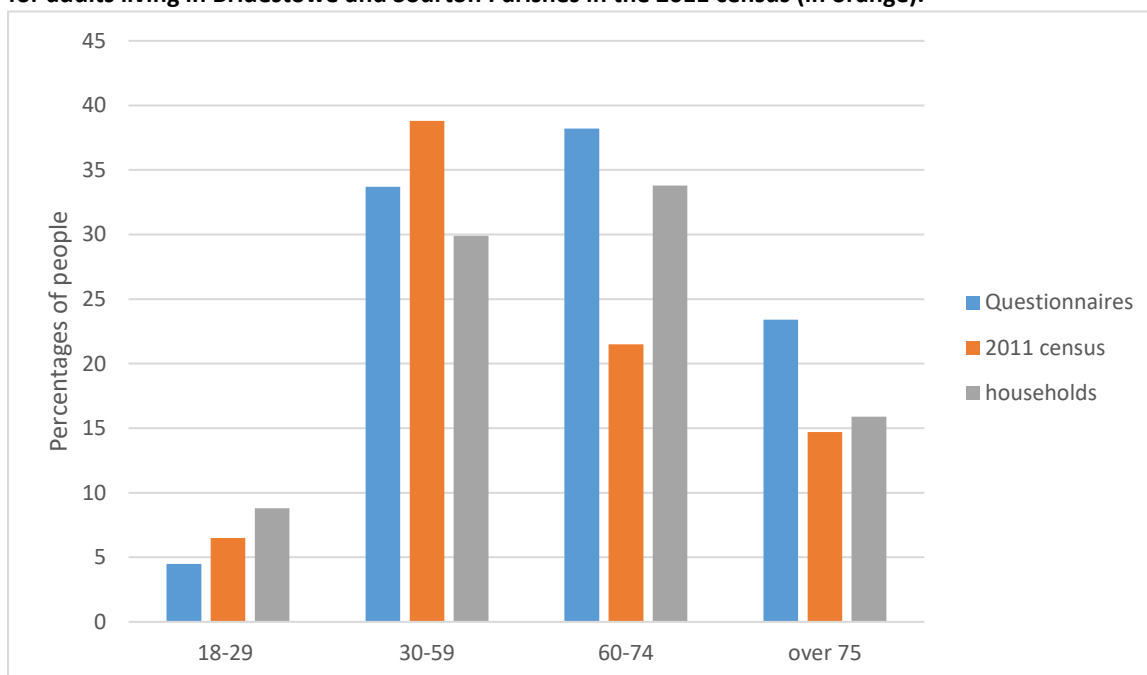
Similar numbers of men (49%) and women (51%) completed the survey.

Completed questionnaires were received from people of a wide range of ages, though slightly more were received from older residents than would have been predicted from the age distribution of Bridestowe and Sourton residents in the 2011 census (Figure 2). The largest concentration of older people completing questionnaires was in Bridestowe village.

Overall 39% of people living in the households that completed questionnaires were reported to be retired, compared to 18.8% in the two parishes overall in the 2011 census.

A total of 43 children and young people aged under 18 years lived in the households from which completed questionnaires were received, though disappointingly only 15 of these children or young people completed the section of the questionnaire aimed at them. The 2011 census identified a total of 92 children and young people under the age of 18 living in the two parishes; thus opinions directly obtained from this age group are significantly under-represented in this questionnaire.

Figure 2 shows the age distribution of adults over 18 who completed the questionnaire (in blue), total number of adults living in the households that submitted questionnaires (in grey) and the age distribution for adults living in Bridestowe and Sourton Parishes in the 2011 census (in orange).



Overall the age distribution of the people who completed the questionnaires and the adults living in those households is similar to the age distribution in the 2011 census, but included a slightly higher proportion of older people than the census

## Section 2: Community Life and Facilities

Most people reported feeling relatively well informed about what is going on in their community, with 88% giving this a score of 3 or more out of 5, and 92% reporting that BaSE was an important source of information, compared to 46% saying local noticeboards, 80% saying neighbours or friends, and 46% mentioning the local paper. The most common suggestion as to how communications could be improved was an updated or more widely used village website.

The overwhelming majority of people reported that the natural beauty and related features of the parish were very important to them. Amongst the specific local facilities listed the ones rated as most important included the Village Halls, and Methodist Hall, the pubs, the sporting green and cricket field, the children's play area, but overwhelmingly the one rated the most important by the largest number of people was Bridestowe Shop and Post Office.

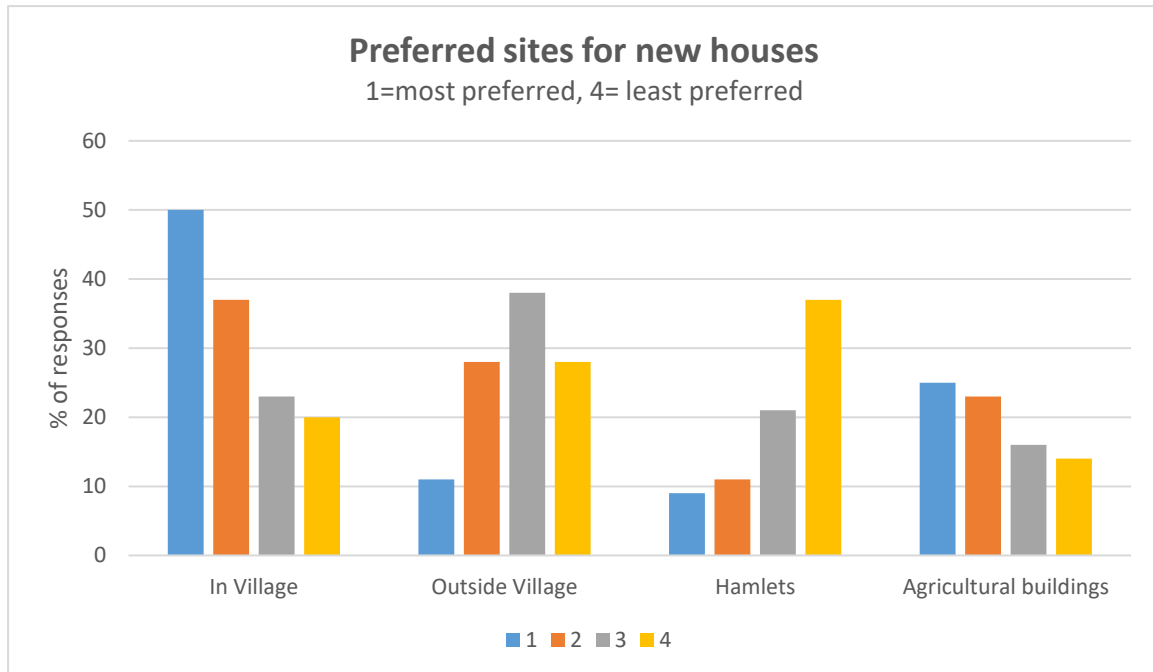
## Section 3: Housing and Businesses

The West Devon Plan for 2015-2031 includes a proposal for a minimum of 30 additional houses in Bridestowe. In question 15 people were asked to rank their preferences as to where and what size of development they would prefer. Unfortunately because of a misprint in the paper questionnaire ("15" was printed rather than "1-5" in three of the questions) it was not possible to fully analyse the responses to this question. There was a wide range of opinions as to where new housing should be provided, but overall there was a clear preference for a number of smaller developments rather than a single large new housing development. There were four main options for the preferred sites of new development that were identified and about which people were asked to give their preferences:

1. New houses within or on the edge of the village
2. New houses outside the present village edges
3. New houses in outlying hamlets
4. New houses as conversions of agricultural buildings

Figure 3 shows the proportion of questionnaires in which each of these four options was ranked 1, 2, 3 or 4 in descending order of preference – i.e. “1” was the option most preferred and “4” the one least preferred.

**Figure 3**



From this it is clear that there was overall a strong preference for new houses to be mainly built in the village itself (with 50% of respondents giving this as their first choice) rather than outside the village or in the outlying hamlets, though a significant minority (25%) favoured conversion of existing agricultural buildings.

In question 16, residents were asked their opinions on five possible sites for developments in the village of Bridestowe and one in Sourton – all have been put forward by the landowners as possible sites for new housing.

In this question they were asked to score each site numerically and to explain their reasons for doing so. Most people gave quite clear reasons for their choices, but these have not yet been fully analysed.

The sites are:

1. Town Farm. Adjacent to Town Meadow
2. On the northeast side of Pool Hill
3. On the South side of Pig's leg lane/Rectory Rd
4. Between Bridestowe Cemetery and Hunter's Moon
5. North side of Pig's leg lane/Rectory Rd (Proposed housing for the elderly, adjacent to Springfield Residential Home)
6. In Sourton, northwest of the A386, at Windard

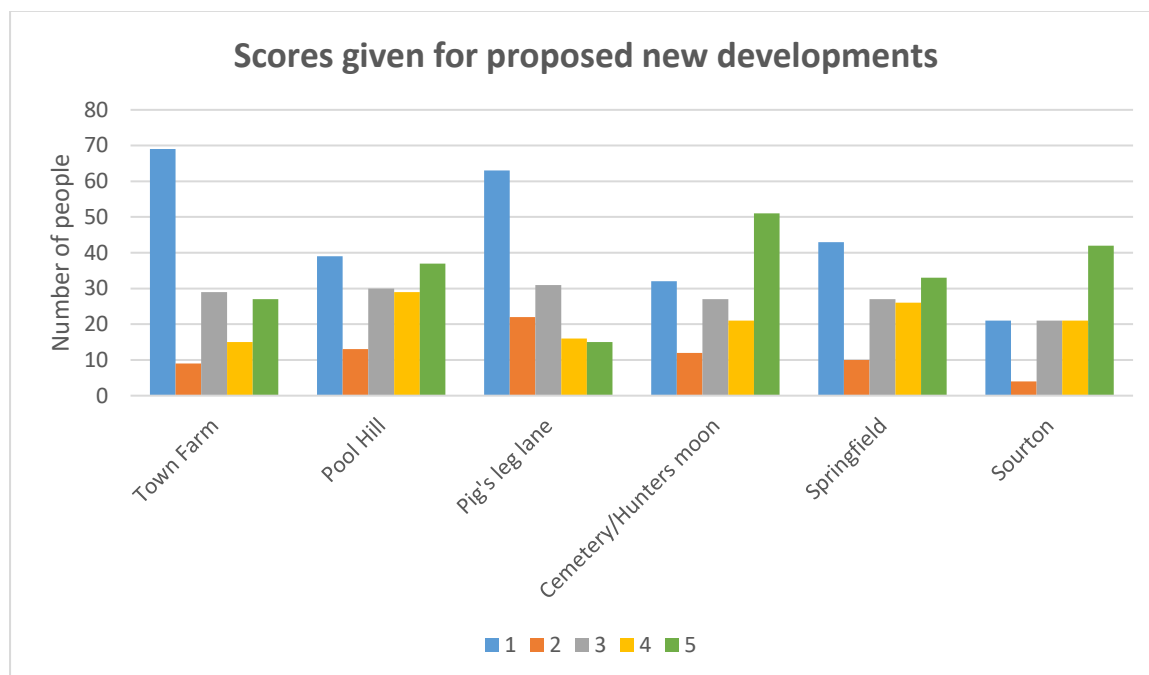
For each of the possible sites residents were asked to give a score of 1-5, where 1 is “I would strongly oppose this development”, and 5 is “I would be entirely happy for this site to be developed”.

In Figure 4 the responses have been plotted to show the number of completed questionnaires in which each of the proposed sites was given each score from 1 to 5. Several respondents did not give a numerical score but

noted that they opposed all of the proposed developments – these responses have been categorised as “1” in the figure. A number of Bridestowe residents did not give an opinion on the proposed Sourton development, but 109 completed forms did include opinions on this development. Most of these responses were thus not from residents of Sourton village.

**Figure 4. Scores given for each of the six proposed sites for new housing.**

Where 1 is “I would strongly oppose this development”, and 5 is “I would be entirely happy for this site to be developed”



From these data there is clearly considerable variation in opinions as to which site or sites would be appropriate options, though the proposed site between the cemetery and Hunters Moon had the greatest number of most positive responses (scores of 5) and the lowest proportion of objections (score 1). Many people gave considerable additional information as to why they favoured or did not wish to see each site developed.

When asked which features of new homes were particularly important, low energy design, traditional and local style, green space and off-road parking were rated as being particularly important, whilst almost half of the respondents gave contemporary (21<sup>st</sup> century) style the lowest possible score.

56% of respondents thought that it was important or very important that some new housing in the villages should be low cost/affordable housing to rent, and many people emphasised how important it was that local residents – particularly young people should be given preference in allocating such housing.

Almost 60% of respondents thought that encouraging new businesses in the parishes was quite or very important, and the great majority (78%) favoured siting new businesses on brownfield sites with 15% preferring farmsteads.

#### Section 4: Environment and Local Services

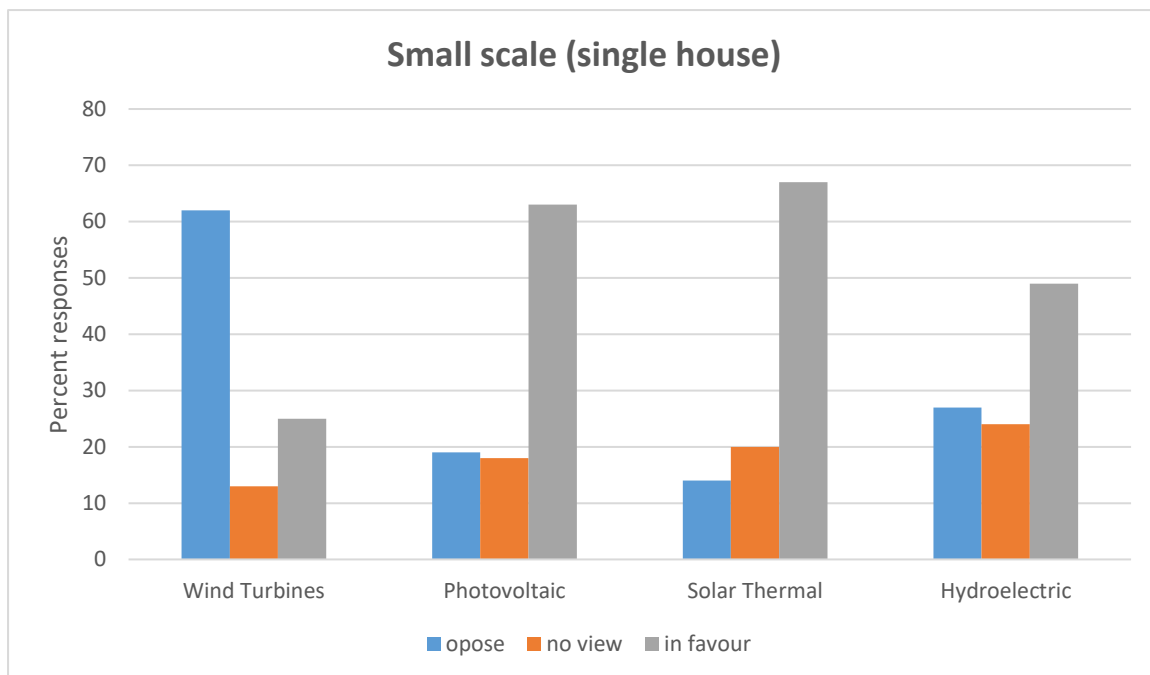
In question 22 respondents were asked to give their view on a 5 point scale (where 1 is strongly oppose and 5 is strongly support, with 3 being no view either way) for each of several forms of renewable energy. These

included wind turbines, photovoltaic panels (solar electricity) solar thermal panels (solar hot water) and hydroelectric projects. Views were sought for small scale developments (i.e. single house) medium size (local community size) and larger scale developments of each type of renewable energy.

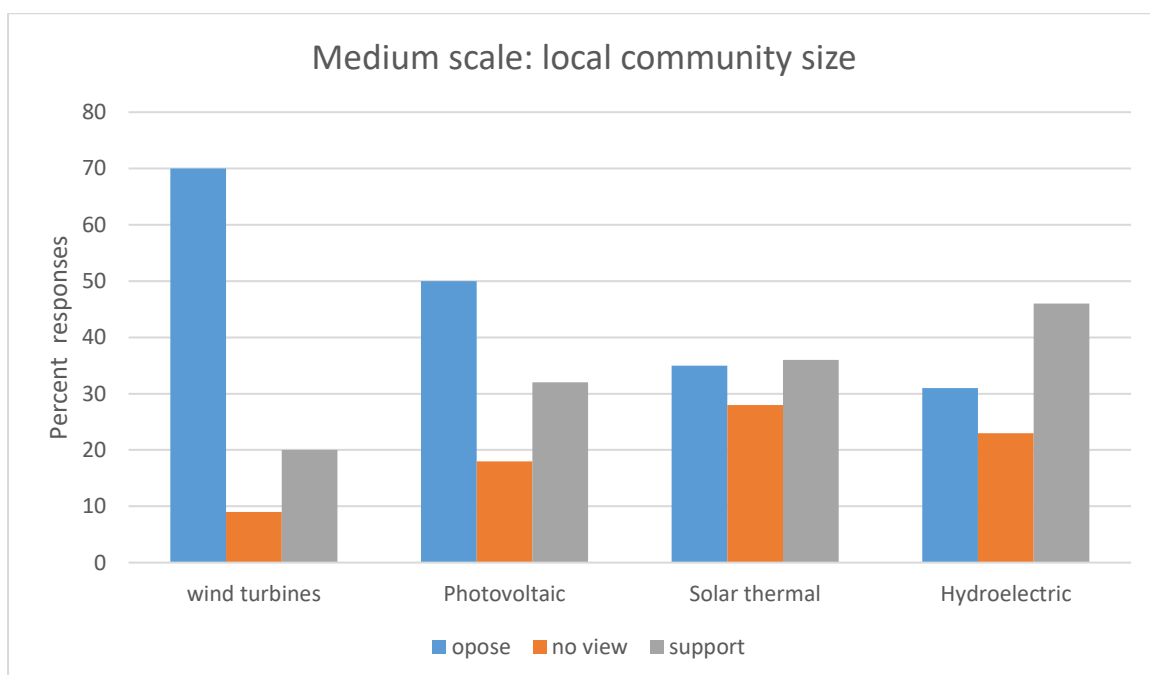
Figure 5 shows the distribution of opinions for a) small scale, b) medium scale, and c) larger scale developments of renewable energy projects. In these figures scores of 1 and 2 (strongly oppose or oppose) have been grouped together, as have 4 and 5 (support or strongly support).

**Figure 5: Views on renewable energy projects.**

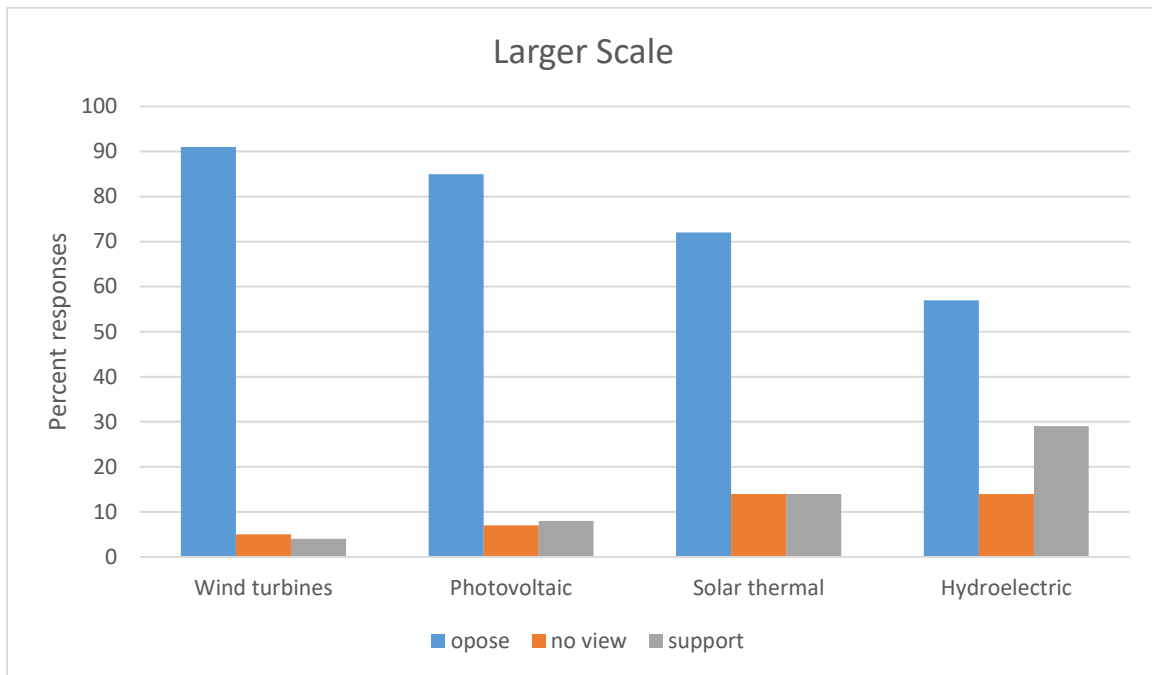
**a) Small scale**



**b) Medium scale (local community size).**



### c) Larger scale.



The results show a very clear preference for small scale developments of each type of renewable energy, and a strong opposition to larger scale developments.

A majority of respondents was in favour of small scale photovoltaic (63%) or solar thermal (56%) installations, but wind turbines were not viewed positively at any size, with more than 60% of respondents opposing them regardless of size.

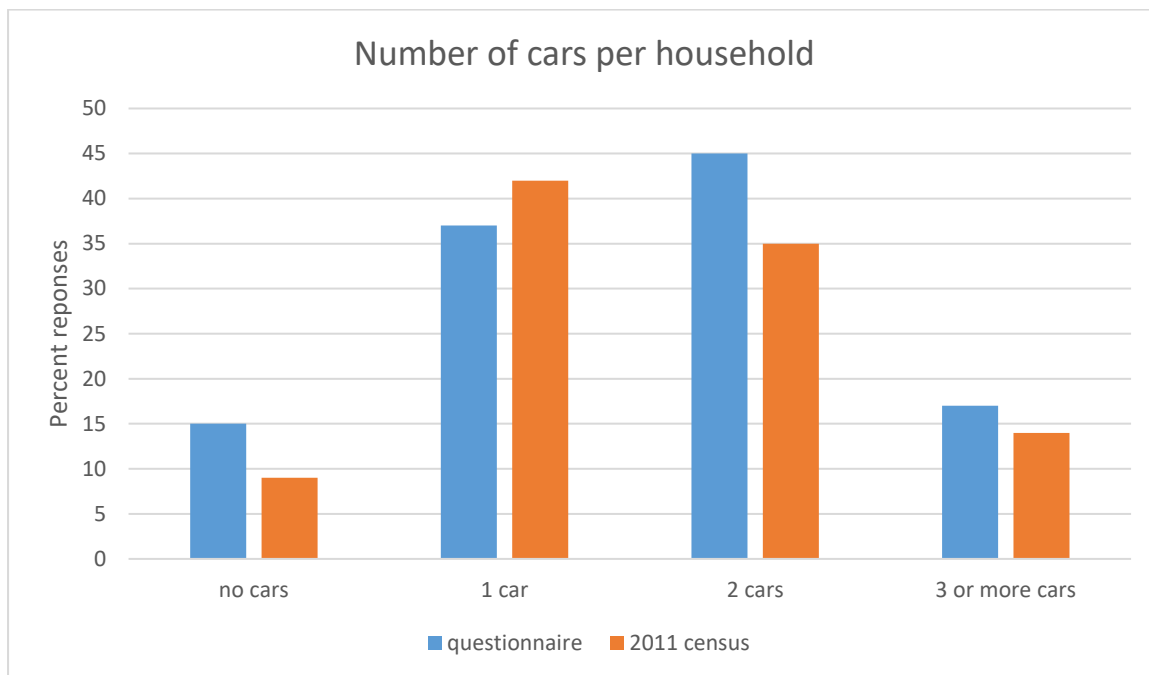
A number of alternative suggestions were made by respondents, including several suggestions of installation of community sized ground source heat pump systems as possible sources of low cost renewable heating within villages or settlements.

In response to question 26 about whether people were potentially interested in a community energy scheme as a way to buy electricity, gas, oil or other fuels at lower cost, or to manage and generate energy, 83% of respondents expressed a definite or possible interest. This option should therefore be further explored.

## Section 5: Highways and transport.

Many respondents expressed concern about the speed and volume of traffic on the old A30 (especially through the hamlets), through the village of Bridestowe, and through the village of Sourton. Other concerns included the severe congestion in Bridestowe at drop-off and pick-up time from the school, and inappropriate parking particularly at these times. Dumping of rubbish – especially by the old A30 was another concern raised by a number of people.

By oversight there was no option on the form to report that the household had no access to a car, but of the 178 questionnaires returned 152 reported having 1 or more cars, and 8 respondents wrote on the questionnaire that they had no car. If we assume that all those who did not answer this question had no car or van then the proportion of people with 0, 1, 2, and 3 or more cars/vans is shown in figure 6, compared to the figures obtained in the 2011 census for Bridestowe parish.

**Figure 6: number of cars or vans in each household**

In 86% of households one or more people regularly travelled to Okehampton, in 72% to Tavistock, 67% to Exeter, and 33% to Plymouth. Other common destinations included Launceston, Hatherleigh and Holsworthy.

#### Buses

Of the people reporting travel to local towns only 23% reported that journeys to Okehampton were made by bus, 9% to Tavistock, 26% to Exeter and 7% to Plymouth.

A recurring theme in many responses was the inadequacy of the bus services – and in particular the lack of a usable bus service to Tavistock. A further concern raised by many people was the distance of the bus stops on the old A30 from the village in Bridestowe and the great difficulty faced by the elderly, those with limited mobility, or those with young children of getting up Pool Hill to the bus stops.

Only 8% of respondents reported that they used the ring and ride service – mainly for travel to Tavistock or Okehampton, and 15% reported that a locally organised community car service would be of interest to someone in the household.

#### Railways.

West Devon Council has announced its intention to re-open the railway between Plymouth and Tavistock, and “Our Plan” – the strategic Plan for West Devon from 2015 to 2031, has confirmed the intention to open a commuter line with daily services between Okehampton and Exeter. This leaves a relatively small gap in the rail line, between Meldon and Tavistock.

Question 35 asked for opinions on whether respondents supported or opposed the possibility of the railway being re-opened between Meldon and Tavistock. The question asked respondents to note their view on a 5 point scale (where 1 is strongly oppose this proposal and 5 is strongly support it, with 3 being no opinion either way).

Of the 162 respondents who answered this question, 104 (64%) were in favour or strongly in favour (score 4 or 5), and 32 (20%) were opposed or strongly opposed (score 1 or 2).

Whilst the potential advantages of better travel links to the rest of the country, and the possibility of not needing to take the car for long journeys were recognised and emphasised by many respondents, the possible disadvantages of disruption during construction, increased noise and adverse effects on the cycle track were also identified. The potential benefits of being able to travel easily to work in Exeter or Plymouth for local residents were to some extent balanced by the likelihood of increased numbers of people moving to the area, with increasing pressure on housing and house prices.

Overall however the overwhelming view was to support this proposed development, with many people making this conditional on retaining the cycle track in its present or a slightly revised position.

### **Section 6: Telecommunications.**

92% of respondents reported having a computer in their household, though as noted above, most chose to complete the questionnaire in a paper version.

Mobile phone service was reported as good or fair by 45% and poor or variable by 55% of those 159 respondents who reported using mobile phones.

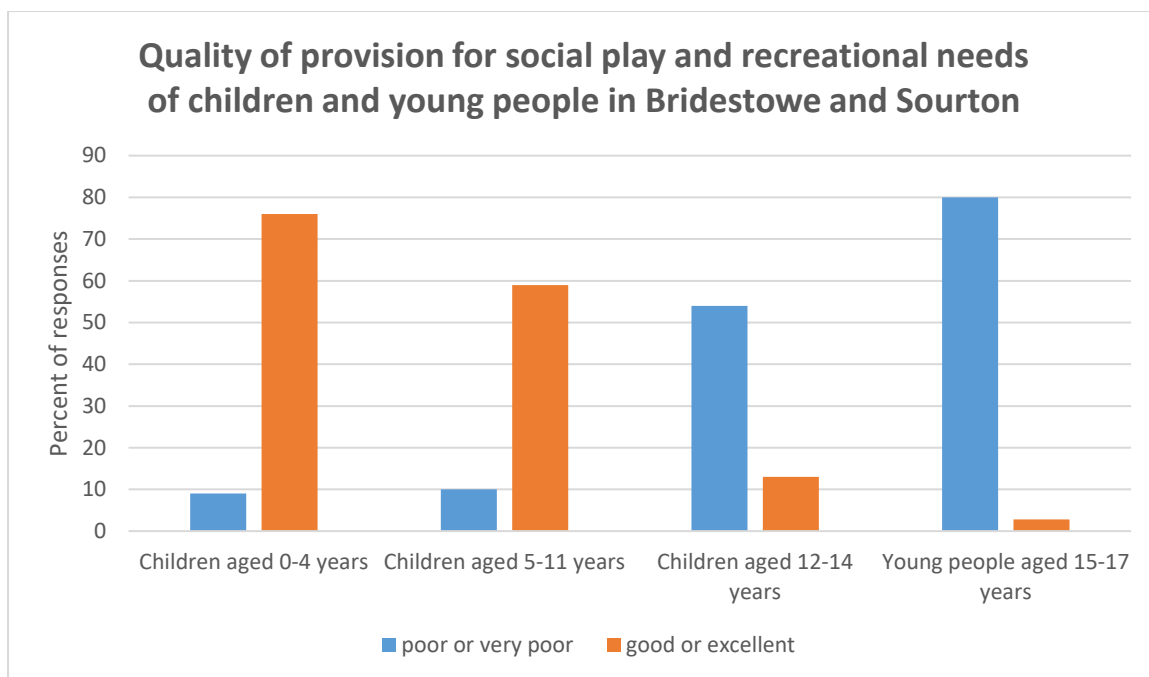
Of the 149 respondents who reported using broadband internet 57% found it to be good or fair, and 42% to be poor or variable. Many respondents reported extreme slowing of their internet connections during the early evenings and at weekends, whilst many drew attention to the wide discrepancy in service depending on how far they were from the main villages. For 77% of those using the internet a fast connection was reported as being important or very important. Over 97% of those with a broadband connection reported using it for email, 83% for shopping or banking, and 55% for working from home (either paid or voluntary).

### **Section 7: the needs of young people.**

Question 41 asked about the social play and recreational needs of children and young people in Bridestowe and Sourton, with respondents asked to rank the quality on a 1-5 scale (where 1 = poor and 5 = excellent) for each age group. The results are given in figure 7. The number of people answering the sections of this question varied between 65 (for those aged 15-17) and 71 (for those aged between 5 and 11). The lower response rate presumably reflects the lack of knowledge of this subject by many people without children of these ages.

**Figure 7. How well are the social play and recreational needs of children and young people met?**





It is clear that, whilst the great majority of respondents felt the services for younger children were good or excellent there was considerable unhappiness about the services for older children.

Many respondents made suggestions about how to better serve the young people of the parishes, including establishing a skate park in the sporting green/ playground area, more activities focused on their needs and better public transport to allow teenagers to access Okehampton or Tavistock.

Many respondents drew attention to the hazards faced by teenagers playing or skateboarding in the villages because of the speed and high volumes of traffic, as well as the hazards to children from large traffic volumes at the beginning and end of the school day.

Questions 41 -54 were specifically aimed at children and young people, but disappointingly only 15 (6 boys and 9 girls) completed this section, and not all answered all questions. Reassuringly 76% said that they thought Bridestowe and Sourton were good places to grow up – and cited safety, peace, good links to the countryside, the parks and sporting facilities as things they particularly liked.

Poor internet connection, poor public transport (to meet with friends from other villages or Okehampton) and a lack of activities focussed on teenagers in the parishes, plus lack of access to a skate park were all given as things they did not like about living here.

Only 25% thought that they would stay in the parishes when they grew up, and 50% thought they would not, whilst 25% were not sure. The things they said they did not like about Bridestowe and Sourton as listed above were all cited as reasons they might not stay (presumably with their own future children in mind).

The very wide range of activities in which the children reported taking part included Guides, Scouts, Football, Rugby, Martial Arts, Tennis, Drama, Dance, Art, Cricket, Swimming and Church.

Interestingly none of the young people who completed the questionnaire reported using the local youth club.

Whilst some of the activities (e.g. Scouts, Guides, Cricket) were reported as being held in Bridestowe and Sourton, the children reported that they would prefer if more could be held or organised here, including Martial Arts, Tennis and swimming.

The list of possible additional activities listed in the questionnaire and the proportion of children/young people who said they would like to see them are given below:

<u>Activity</u>	<u>Percentage who wanted this</u>
-----------------	-----------------------------------

Film shows in the village hall	80%
Summer holiday activities	40%
Organised sports facilities	50%
Better facilities for performing arts	60%

A number of suggestions were made for other possible activities, and ways we might improve the parishes for our younger residents - clearly these were not all written by young people but illustrate some very important insights into how we might improve life for our young people:

“A place that feels like the centre of the community running film nights of UP TO DATE or POPULAR films - kids won't go otherwise! A place for young people to get together and 'hang out' - the old pub in South Zeal is a good example, as they used to have a room upstairs full of sofas, pool table, DVD player etc., where the youngsters could go and meet each other. If possible, events that encourage young people from the surrounding villages, like Lydford and Lewtrenchard, to come to too as this will keep the social circle wider, and make the local kids feel less cut off from their friends and peers”.

“cafe for older teenager eg part of the pub or part of the Methodist buildings”

“The majority of residents, especially in Sourton, seem to be older people, which then means that young people don't want to stick around when they have the choice - so an unrelated social group, combined with transport links, few community activities to entice them, and brighter prospects and opportunities further afield draw young people away, leaving an ageing population which then makes the problem worse! Bridestowe and Sourton could be great commuter villages for working families, but currently I think families would choose a village like North Tawton instead which has more amenities for everyone. As a parish, we need to draw on and make the most of our assets, but also look at getting more events happening in the area to bring locals together, and also encourage more people to set up businesses to benefit the community in the villages (e.g. the accountants in Bridestowe don't really contribute to the feel and ease of access to shops, a cafe or similar might help that community feeling more!) If young people and families can see that they are not missing out on opportunities they see their peers having elsewhere by either bringing them to the villages, or making access and transport to the opportunities further afield easier, then they are more likely to stay. At the moment, young people (particularly teenagers) feel that their urban peers are better off than they are, so in order for this to change, actions have to happen - building houses alone won't fix that!”

## Section 8: for older residents (over 60 years)

A total of 101 people completed this section, of whom 45 were aged over 70 years, and 9 aged over 80 years. As noted earlier the proportion of completed questionnaires received from older people was higher than would be anticipated from the 2011 census.

Of the 101 people aged over 60 years 84 were retired, 37 having moved here after they retired, and 47 having lived here before they retired.

Whilst 94% reported using their own or spouse's car to get around many raised the issue of the very poor public transport links and the adverse effect this has on older residents.

Various comments and suggestions from older residents are quoted below:

*"Easier access to high speed broadband for all as more and more it will be essential if one is to remain connected to the outside world and to use Internet shopping, Banking, Entertainment etc. A closer rail link would help those who can't drive to travel, shop, visit families etc."*

*"interesting evening classes"*

*"more local bus service"*

*"Train services, reliable and fast broadband"*

*"better public transport"*

*"more clubs and activities in the village hall"*

*"I enjoy walking on the moor and do it most days. As I get older I would like to be able to get to as many places on the moor as possible and one way would be to have access for mobility scooters to more places. Not necessarily paved areas but smooth tracks and easily operated gates, e.g. high moor past Okehampton Camp and around Meldon and similar places. For residents that can no longer drive, facilities that enable them to stay here, e.g. affordable transport to shops, cafes, cinema, doctors/dentists/pharmacy in Okehampton and Tavistock, etc. Doctors that do house calls (remember them?) A book exchange to provide reading material System to make crossing A386 near Highwayman Inn safer - quite hazardous if hard of hearing or slow - e.g. a button to operate a warning light for oncoming traffic esp round the bend on north side".*

*"My concern about housing development is that Bridestowe becomes a commuter village for the large towns and is devoid of people during the working week. It is not a prosperous village and businesses should be encouraged to operate within and around it to help create local wealth and allow other, supporting businesses like the shop, and pub etc to expand and flourish."*

[a small selection of the very many constructive and thoughtful comments made by older residents]

**Section 9: For those running or considering starting a business.**

A total of 36 respondents completed this section, including 31 who currently run a business here and 5 who are thinking of expanding relocating or starting a business here. These included 9 farm based businesses, 2 based in business premises and 28 who conduct at least part of their business from home. Most are quite small, with 12 employing 1-3 people, 3 employing 4-10 people, and 2 employing more than 10 people.

Factors adversely affecting local businesses include business rates (noted by 19%), lack of suitable premises (25%), lack of skilled labour (25%) and poor broadband connection (50%).

Factor that might support or facilitate local businesses included faster broadband (mentioned by 82%) better public transport (mentioned by 41%), and business accommodation units to lease (mentioned by 22%).

On a positive note, almost half of those completing this section (47%) stated that they would or might be able to offer work experience or apprenticeships to local young people in the future.

## Section 10: Other comments questions or concerns about Bridestowe and Sourton that you wish to tell us about.

A large number of suggestions were received – a few are quoted below:

“Create jobs before new houses - this will make a living village rather than a dormitory. As businesses expand there is currently no option other than to relocate out of the area”

“The area will suffer as kids leave as lack of employment in the future. Need better transport and support of local business growth which supplies local needs”

“It is becoming a divided community with the extremes of very poor people with little chance of living their lives out in the Parish through a lack of good but affordable housing and an influx of people with considerable means who improve properties but put them beyond the reach of local people employed on local wages. The great mistake was to sell off the council houses that provided affordable accommodation for young people and a supply of children for the local schools”

“Parish councillors should have limited terms. They should be more transparent with ALL the meetings and schedule them when the public can attend after work hours. An example is planning subcommittee meetings should be scheduled when the public can attend for comments of opposition, support and discussion”

“Bridestowe is an ideal size at present - the infrastructure is not suitable for significant enlargement”

“more emphasis on the identity of the hamlets, and reduction of speed limits on old A30 through the hamlets”

“as a dog lover I would favour on the spot fines for the selfish minority who allow dogs to run loose on roads and foul streets cricket pitch etc. in the village centre”

“I feel both communities have a lot of good about them with a good community spirit and I am proud to be part of it. Long may it continue to be a special place to live”

“Don't want the village to become too big or to lose its character”

“do not want the wrong type of development that does not integrate or compliment the area”

“in a small village like Bridestowe it is important that we are all informed of any proposed developments - please keep us informed”

“New developments must be in keeping with the village - keep Bridestowe Beautiful !”

“I would hate to see this area turned into a big town”

“Bridestowe is the friendliest village I have ever lived in. Everyone is so helpful and anxious to involve newcomers in the various societies/games etc”

“the old post office in Sourton should be renovated”

# Parishes of Bridestowe & Sourton Housing Needs Report



**Produced by Devon Communities Together**

**On behalf of Bridestowe and Sourton Neighbourhood  
Plan Committee**

**Date: April 2016**



## Contents

1. **Executive Summary**
2. **Aims of the Survey**
3. **Survey History, Methodology and Response**
4. **Introduction and Information about Bridestowe & Sourton**
5. **General Survey Findings**
6. **Housing Aspirations of Older People**
7. **Assessment of Those in Need**
8. **Conclusions – Future Housing Need for Bridestowe & Sourton**

Appendix 1 Survey form

Appendix 2 Site suggestions and general comments

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**This document is available in large print and alternative formats upon request.  
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[www.devoncommunities.org.uk](http://www.devoncommunities.org.uk)

# 1 Executive Summary

## Principal Conclusions

The survey identified a need for 12 affordable homes within the next 5 years:

### Key findings

#### Affordability

- The survey found 10 households in housing need who could not afford to buy in the open market.
- 1 could afford to rent in the open market.
- 3 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the village.

#### Tenure

- 9 of the households in need qualified for affordable rent, 3 may be able to afford a shared ownership property.

#### Size of Property Required

- 11 x 1 or 2 bedroom properties for singles/couples
- 1 x 3 bedroom property for a family

### Other Findings

- The survey achieved its aim of identifying actual households in need. 410 surveys were delivered and 137 survey forms were returned. The response rate was 33%.
- 89% of those who answered the question said they would be in favour of a small development of affordable housing for local people. Twenty-two households did not answer this question.
- A total of eleven households showed an interest in self-build. Ten expressed an interest in individual self-build housing and three expressed an interest in group self-build housing.



## 2. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the Parishes of Bridestowe and Sourton, those wishing to return, and those who work in the Parishes.
- To establish the general level of support for a small development of affordable homes for local people with housing needs.

## 3. Survey history, methodology and response

### 3.1 History

Bridestowe and Sourton Neighbourhood Plan committee decided to carry out a survey to assess the level of local housing need across both parishes. The Rural Housing Enabler attended a Parish Council meeting on 10<sup>th</sup> November 2016 and it was agreed to proceed with the survey. Survey forms were finalised and 410 forms were hand delivered to every household in the village. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 22<sup>nd</sup> April 2016.

### 3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Enabler.

The survey form was in three parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who believe they have a need for affordable housing and wish to remain living in the village. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

The two parishes are currently working together to produce a Neighbourhood Plan and have commissioned a joint housing needs survey. However, results for each parish will also be compiled separately in order to provide each Parish Council with meaningful data and information about their parish.

### 3.3 Response

- 137 surveys were returned, which is a response rate of 33% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 137 returned surveys, 10 were returned with Part 3 completed.
- Seventy-three of the respondents live in Bridestowe and fifty-five live in Sourton. Nine did not specify where they live.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

## 4. Introduction and Information about Bridestowe & Sourton

### 4.1 Overview of Bridestowe

The parish of Bridestowe is located in West Devon between Okehampton (6 miles) and Tavistock (10 miles), with Launceston approximately 12 miles distant. The village has good transport links, being located about 2 miles off of the main A30 highway and just off the main A386 road, giving it good transport links to Exeter, Plymouth and other nearby larger settlements. There are regular bus services to Bude, Holsworthy, Okehampton, Plymouth and Exeter.

Bridestowe has a Parish Church, Methodist Chapel, village hall, primary and pre-schools, village stores and post office and a public house.

The village has a number of clubs and societies including a cricket club, Beavers, Cubs and Scout groups, a gardening club, WI and over 60's lunch club and a busy modern village hall which holds regular events.

#### 4.2 Overview of Sourton

The parish of Sourton is located in West Devon, to the east of Bridestowe and just off the main A386 road, giving it good transport links to Exeter, Plymouth and other nearby larger settlements. It lies approximately 4 miles from Okehampton, 10 miles from Tavistock and 12 miles from Launceston. Part of the parish lies within Dartmoor National Park. As well as the main village, the parish also includes the hamlets of Boasley, Thorndon, Bowerland, Week, Lake, Southerley Prewley and Forda. The village has a church, village hall, 2 public houses and a Travelodge, filling station and Little Chef is situated just off the A30 at Sourton Cross.

The village has several clubs and societies including the WI and a busy church community.

There are regular bus services to Tavistock, Okehampton and Plymouth (not Sundays).

#### 4.3 Population Figures

In the 2011 census the usually resident population of Bridestowe and Sourton was recorded as 996 in 479 households. This consists of 576 residents in 278 households in Bridestowe and 420 residents in 201 households in Sourton. The census also records that there were 59 dwellings which were empty properties, second homes or holiday lets in both parishes.

#### 4.4 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that there are 158 properties (35% of all dwellings) in the lower two bandings out of a total of 456. These represent the entry level properties that people on lower incomes would be able to afford. This is a fairly high percentage compared to a lot of villages in rural Devon and indicates that there is some availability of cheaper properties for purchase and rent within the villages.

**Table 1**

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
<b>Bridestowe</b>	<b>29</b>	<b>75</b>	<b>54</b>	<b>58</b>	<b>31</b>	<b>11</b>	<b>8</b>	<b>3</b>	<b>269</b>
<b>Sourton</b>	<b>11</b>	<b>43</b>	<b>39</b>	<b>65</b>	<b>23</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>187</b>
<b>Total</b>	<b>40</b>	<b>118</b>	<b>93</b>	<b>123</b>	<b>54</b>	<b>16</b>	<b>9</b>	<b>3</b>	<b>456</b>

#### 4.5 Property Prices and Rent

In the last two years (since 1<sup>st</sup> April 2014) the Land Registry has recorded twenty-eight property sales in both parishes (twenty-three in Bridestowe and five in Sourton). The average price of properties whose value was shown was £257,000 (three properties have been excluded from this calculation as they are

retirement properties which are priced below the market value). The average price of homes in Sourton was £216,000. In Bridestowe the average price was higher at £283,000.

There are currently seven property listings on the Rightmove website in Bridestowe. The cheapest house on the market at the moment is a two bedroom property for £159,950. There are only three houses for sale under £200,000. There are four properties for sale in Sourton, the cheapest is a bungalow for £350,000.

There is only one property currently for rent in Bridestowe, a one bedroom house at £500 per month, there is one property currently for rent in Sourton, a three bedroom property at £650 per month.<sup>1</sup>

The data relating to house prices and availability shows that there are few homes either to buy or rent in the two parishes and the majority that do become available are out of the range of first time buyers.

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by looking at the above information on local sale prices and coming up with an average entry level house price for one, two and three bedroom properties. In order to establish average rents we look at private rents gained from the housing needs survey and rents of properties currently on the market. From this information, we can establish typical rental costs to assess affordability. There were no one bedroom properties for sale or rent on the open market at the time of writing this report therefore data has been taken from surrounding rural areas.

The figures used to assess affordability are set out in Table 2 below.

**Table 2**

Size	Property price	Weekly rent
1 bedroom	£120,000	£125
2 bedroom	£180,000	£150
3 bedroom	£220,000	£160

There are currently fourteen council/housing association owned properties in Bridestowe and six in Sourton.

Only two have been let in the last two years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

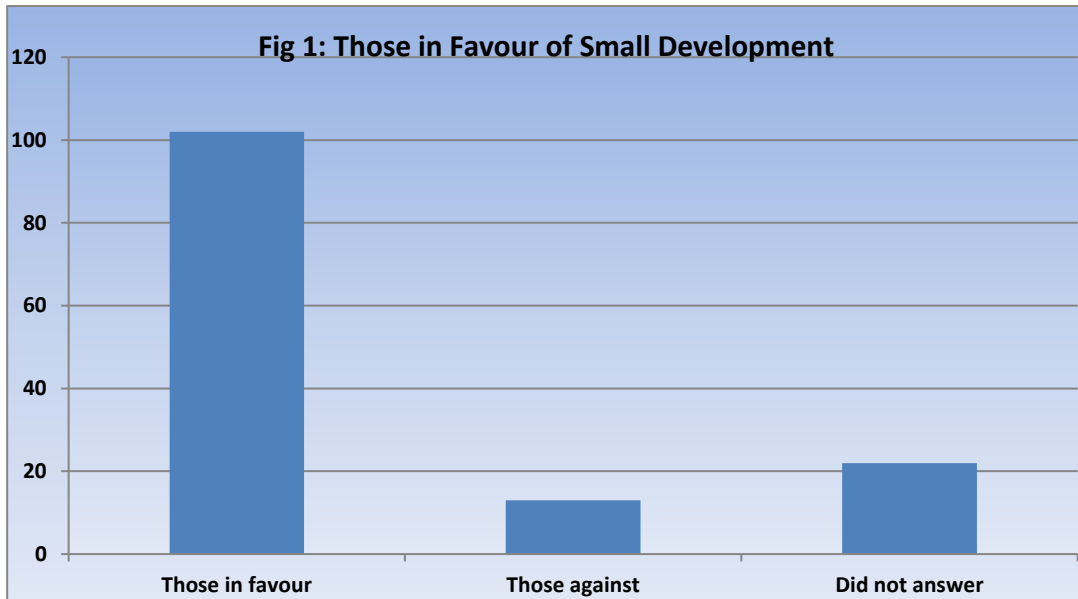
## 5. General Survey Findings

### 5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 89% of those answering the question said they would be in favour. 11% said they were against any development. It should be noted that twenty-two households did not respond to this question. Fig.1 below shows the breakdown.

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<sup>1</sup> As of 18/04/16



**5.2 Suggestions where a development could be sited.**

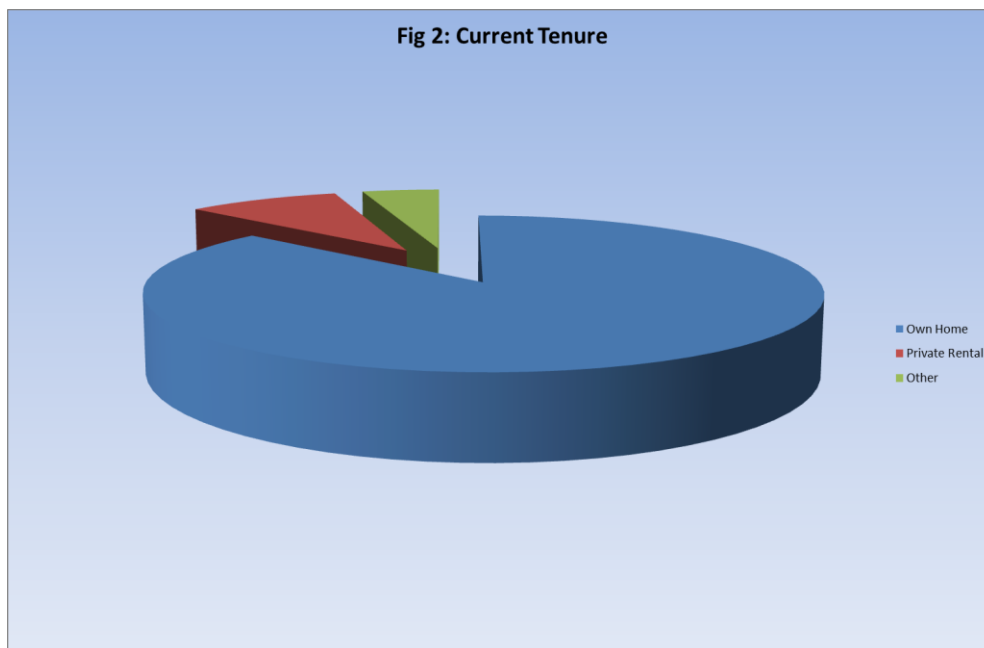
Fifty-three individuals made suggestions or comments. The full list will be made available to the Parish Council.

**5.3 Main or second home**

Two of the responders were second home owners.

**5.4 Current tenure**

Of the 135 respondents who provided details, 117 (87%) own their own home and 12 (9%) rent from a private landlord. The remaining 6 households (4%) are made up of 3 in tied housing, 2 renting from a housing association and 1 living in a shared ownership property. Figure 2 below shows the breakdown of tenure.



**5.5 Current type of accommodation**

Respondents were asked what type of accommodation they current live in.

- None of the respondents live in a flat
- Eighty-nine live in a house
- Thirty-eight live in a bungalow.
- Ten did not answer the question.

### 5.6 Interest in self-build

Respondents were asked whether they would be interested in a self-build project either individually or part of a group if a site were available. Eleven households showed an interest in at least one type of self-build project (households were able to tick both types if they wished). As self-building is a popular option and is encouraged by local and central government, this may be something for the Parish Council to consider further.

- Ten households stated they may be interested in an individual self-build project.
- Three households stated they may be interested in a group self-build project.

### 5.7 What type of housing would you prefer to move to?

Respondents who wished to move in the next 5 years were asked what type of housing they would prefer; they could tick more than 1 box. Results are shown in Table 3 below.

**Table 3**

Open Market Housing	Affordable Rent	Low Cost Housing	Open Market Self-Build	Affordable Self-Build	Starter Home
35	11	8	8	5	3

The majority would like to move to open market housing with affordable rent being the most popular of the affordable housing options.

Respondents were also asked how many bedrooms they would require in their new home.

- One would require a 1 bedroom property
- Twenty-one would require a 2 bedroom property
- Twenty-eight would require a 3 bedroom property
- Nine would require a property with 4 or more bedrooms

Respondents were asked what their budget would be if they purchased a new home. Fifty-two households replied to this question. Results are shown in Table 4 below.

**Table 4**

£150,000-£200,000	£200,000-£250,000	£250,000-£300,000	£300,000-£350,000	£350,000-£400,000	£400,000+
12	23	2	10	2	3

The range £200,000 - £250,000 was the most popular option and 67% of respondents wished to purchase homes priced under £250,000.

### 5.8 Community Land Trusts

Community Land Trusts (CLTs) are a way of providing affordable housing, especially affordable rented homes, for local people. There is very little grant funding available for affordable rented homes but a fund has been proposed for community led housing projects. It may be that the CLT route will be the best way to provide affordable housing in small communities in the future.

Respondents were asked whether they would be interested in joining a Community Land Trust. Ten expressed an interest.

## 6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. The Office for National Statistics predicts that by 2034 the percentage of people over the age of 55 will increase by 23% across Devon and by 27% in West Devon.

168 people answered Part 2 of the survey from 105 households with at least 1 member over the age of 55. This is 77% of the total respondents.

### 6.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 5 below, the majority of those who replied (82%) were aged between 55 and 75.

Table 5

Age Group	55-65	66-75	76-85	Over 85
Number	72	66	25	5

### 6.2 Future Housing Plans

Households were asked about their future housing plans.

- Eighteen households plan to move within the next five years. Of these, nine would like to remain in Bridestowe and Sourton.
- None of these households expect to need affordable housing.
- A further twenty households expect to move after five years.
- Sixty-six households have no plans to move at the moment.
- One household did not answer the question.

### 6.3 Type of accommodation required

Households were asked what type of accommodation they would prefer to move to. The results are in Table 6 below.

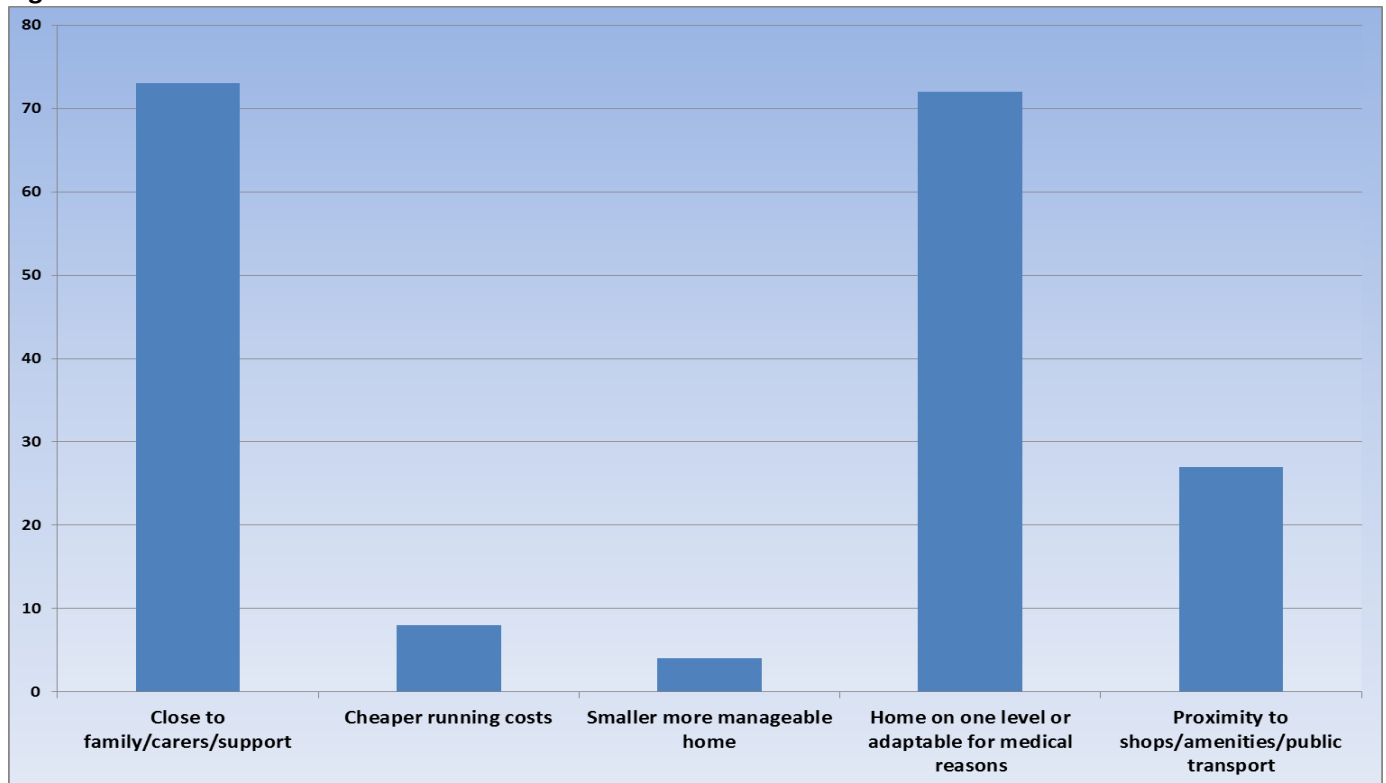
Table 6

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	37
Home specially designed for older people	4
Residential / nursing home	2

### 6.4 What reasons would be most important when choosing a new home

Older households were asked to give the three most important considerations when choosing their next home. The results are shown in Figure 3 below. The most popular reason is a home on one level or adaptable for medical reasons followed closely by a home close to family/carers/support.

**Fig3**



### 6.5 Conclusion – Older Persons Needs

The older persons’ survey shows that the majority of households (63%) have no plans to move home. However, the parish does have a number of older households who wish to move to accommodation that is on one level, adaptable for medical reasons and close to family and support.

None of the households that expect to move home within the next five years and remain in Bridestowe and Sourton believe they will need affordable housing. All would require open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

Meeting the housing needs of this group of people should be given further consideration.

## 7. Assessment of those in need – Part 3 survey

Ten households indicated a need to move and returned part three of the survey.

### 7.1 Housing need

Households completing this part of the form were asked to identify why they had a housing need and when they would need to move. They could give more than one reason.

- Two households indicated a current need to move.
- Two households indicated a need to move within the next 1 – 3 years.
- Five households indicated a need to move within the next 5 years.
- One did not specify a timescale.

Table 7 shows why households need to move within the next twelve months

**Table 7**

Reason for current need	No of respondents
Need to move to a home with more bedrooms	1
Wish to move back to parish and have local connection	1
Struggling to afford current home	1

Table 8 shows the reasons why people expect to need to move in the future.

**Table 8**

Reason for future need	No of respondents
Will need to downsize to home with fewer bedrooms	3
Need a home with more bedrooms	2
Health / mobility reasons	1
Home in poor condition	1
Expect to leave home and will not be able to afford to rent privately	5
Have a private tenancy ending and expect to need affordable housing	3
Wish to move back to parish and have strong local connection	1

## 7.2 Local Connection

The definition of local connection is set by West Devon Borough Council:

- A member of the household currently resident in the parish for 6 out of the last 12 months or 3 out of the last 5 years where this has been out of choice or:
- Those people who have permanent work in the parish or:
- A member of the household has family connections in the parish (immediate family who have themselves lived in the parish for at least 5 years) or:
- Other strong local connection with the parish for example by upbringing

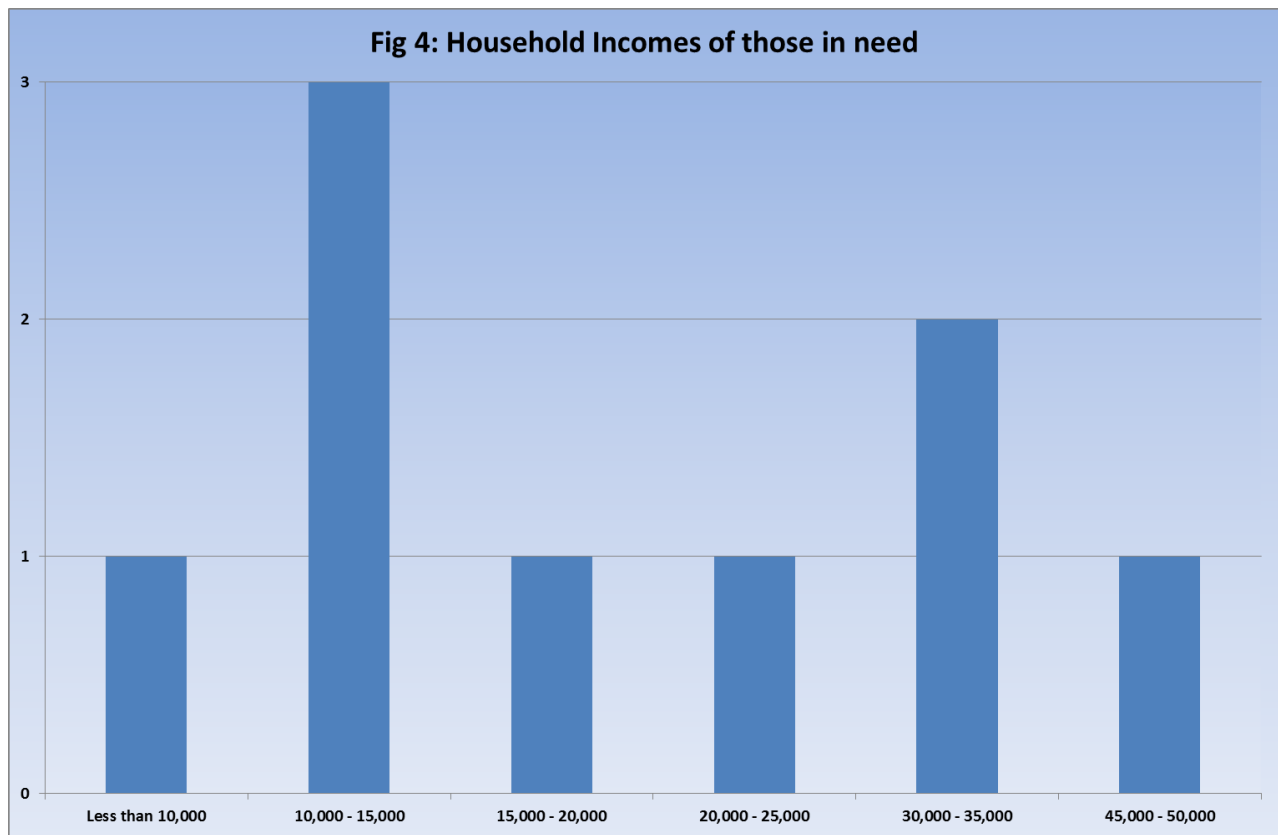
On reviewing the circumstances all of the households in need were found to meet the local connection requirement as set out above.

## 7.3 Housing Options

The housing options available to the ten households in need with a local connection are now given consideration.



Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. These incomes are shown in Fig 4 below.



One household did not provide income details but has been assessed as being in housing need due to other information provided.

Taking into account the income, savings and assets of the ten households in housing need, one of them can afford to rent in the open market so have been discounted from the final figures. This leaves nine households that would require affordable housing. Three may be able to afford to buy a shared ownership property but the only affordable option for the remaining six households is subsidised rented housing.

The survey also asked households who had a housing need which type of housing they were interested in. Respondents could give more than one option. The responses are listed in Table 9 below.

**Table 9**

Type of housing	Interested
Shared ownership/equity	0
Affordable rented	4
Self-build	3
Starter home	3
Discounted market sale	2

#### 7.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need. There are eight households resident in the two parishes registered on Devon Home Choice (six in Bridestowe and two in Sourton). Details are set out below.

**Table 10**

<b>Devon Home Choice band</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>Total</b>
Band A (Emergency need)	1	0	0	0	1
Band B (High)	0	0	0	0	0
Band C (Medium)	1	0	0	0	1
Band D (Low)	2	0	0	0	2
Band E (No Housing Need)	3	0	1	0	4
<b>Total</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>8</b>

Only one of the households registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by letter and a further 3 replies were received. These have been added to the final numbers, giving a total need of 12.

### **7.5 Housing Mix**

The suggested mix of housing is shown in Table 11 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

**Table 11**

<b>Type of Property</b>	<b>Affordable Rent</b>	<b>Shared Ownership</b>	<b>Totals</b>
1 or 2 bedroom property for single people	7	2	9
1 or 2 bedroom property for couples	1	1	2
3 bedroom property for families	1	0	1
<b>Totals</b>	<b>9</b>	<b>3</b>	<b>12</b>

Three households require a property with level access.

## **8. Conclusion - Future Housing Need for Bridestowe & Sourton**

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council can feel confident in the results of this survey. The survey has identified a need in the near future for 12 units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However if there is a significant development of affordable housing in the parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

## Recommendation

It is recommended that the Parish Council:

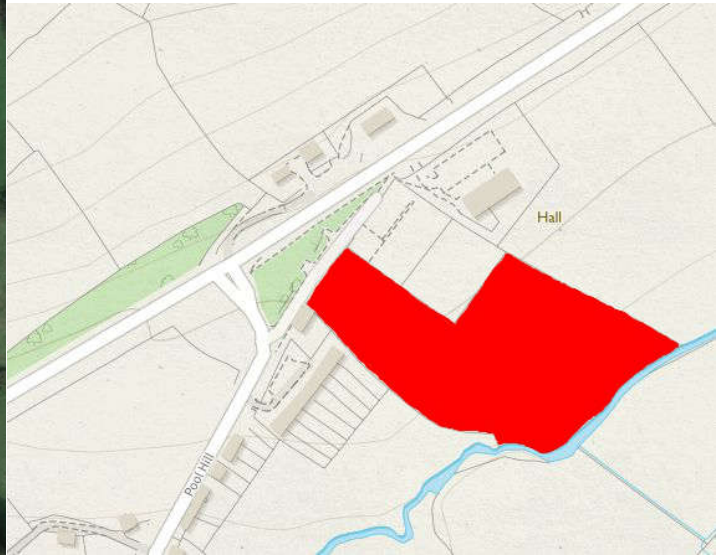
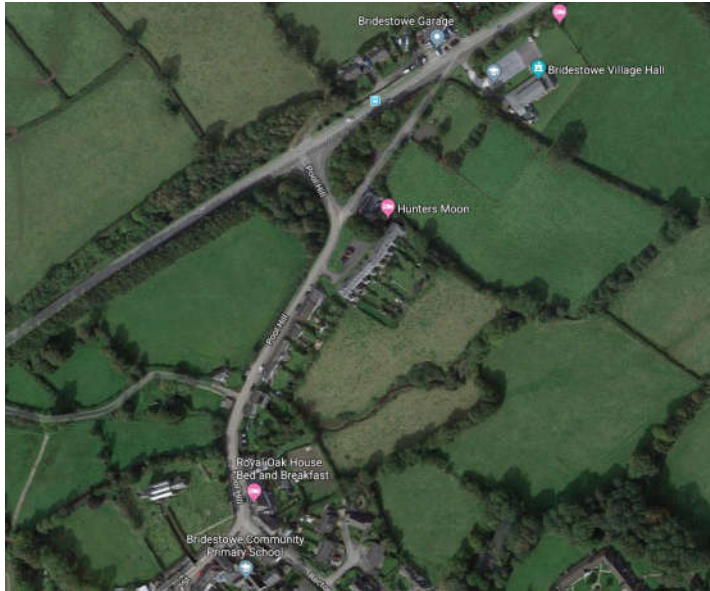
- Note this report
- Consider the options for addressing the need for 12 affordable homes.

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## SITE ASSESSMENT 1

Address and Grid Reference: Land adjacent to the Cemetery, Bridestowe.

Grid Reg: SX 516896



**Site Number on Development Plan:** No. 4

**Site Area:** 1.53 hectares

**Site Description:** The site lies on the NE boundary of Bridestowe village adjacent to the cemetery. It is a greenfield site (agricultural land). The field slopes gently downwards from the cemetery towards the River Lew which runs along its south eastern boundary. The site faces the open moorland that lies within Dartmoor National Park and has uninterrupted views over the intervening farmland, towards the tors and open moorland. (NB. This could be a constraint for Dartmoor National Park Authority).

The site is bounded on all sides by a Devon hedge (earth bank/stone faced bank with hedges and native trees on top), except along its border with the cemetery. The boundary here is a wire fence. The site is bordered, along a small stretch, by the end of a row of cottages on one side and the village hall on the opposite side.

### **Proposed Housing Numbers:**

Initial development of 24 homes with a second phase of possibly 20 homes later.

**Neighbourhood Compliant:** The site lies within the redrawn settlement boundary of Bridestowe.



**Site Access:** Existing access is via a closed road, which could be developed for additional car parking provision. The proposed access would be through the existing (but widened) access. The site is well related to the settlement and there is an existing pavement that leads to the village centre towards the primary school.



**Services/Transport/School:** The primary school which lies in the centre of the village is within walking distance - most of which is along pavements. The preschool is located in the Village Hall, which is adjacent to the site. The bus stop for access to Launceston/Okehampton is close to the site.

**Environmental Impact:** The site is adjacent to an undesignated Wildlife Site. The existing hedgerows are an important green corridor for wildlife and should in future continue to be managed to maintain and enhance the wildlife interest. The existing hedgerow height should be maintained to provide adequate screening. This would ensure that the village hall on the one side, and the cottages on the other, visually remain separate and not a continuous line of development. There are no adjacent SSSI sites. Because there could be a potential landscape impact, the site is only suitable for buildings no higher than 2 storeys. The design and the character of the developments will need to conform to the Neighbourhood Plan policies and Design Statement, and take in the views of Dartmoor National Park Authority.

**Local Knowledge:** Run-off from the adjacent highway (old A30) can cause the land to become waterlogged as proven by the problems at the adjacent Village Hall. This could be a possible constraint.

**Housing Needs Survey:** (Most popular site in parish questionnaire. ) This site would be suitable for young families, the elderly downsizing and for starter units for newly-established families.

**Flood Plain:** The south eastern boundary lies within Flood Zones 2 & 3. This will be a constraint on the numbers of houses that can be built on this site.

**Suitable for: Housing/employment/commercial:** Suitable only for housing. The density and size of the development should comply with the recommendations of the Plan.

**Adjacent Hazards:** There are no chemical, commercial, electrical or other hazards to the site. Noise is a low level factor caused by traffic travelling along the adjacent old A30.

**Score: Amber.** In order to comply, the site will require the following:

Drainage

Sympathetic design in a visually open site, being adjacent to the National Park

Be sympathetic to adjacent wildlife interest

Have regard to the fact that the bottom of the site lies within Flood Zone areas 2&3

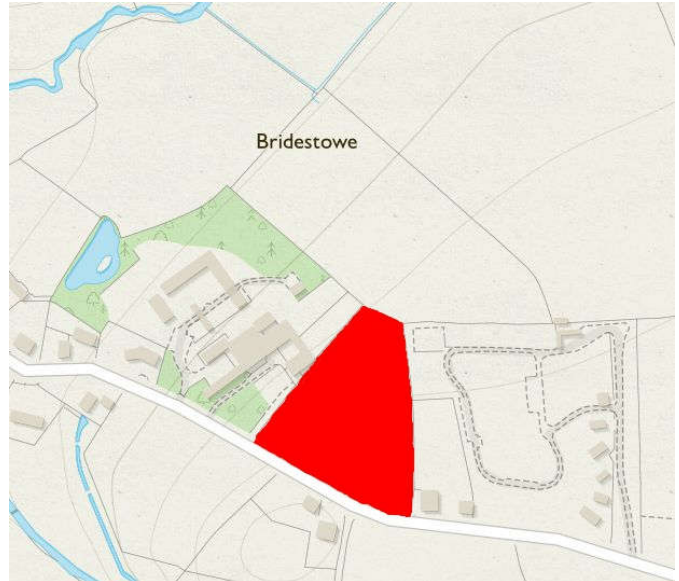
**(Scoring scale: Green - complies with all criteria Amber - sites with significant constraints Red - not suitable for housing development.)**

**Comment:** Although graded amber the site is more than adequate for development. However the owner of the site has said that they would like the development done in two phases. We therefore propose that development will happen in two phases (2016 - 2021 and 2022-2027)

## SITE ASSESSMENT 2.

Address and Grid Reference: Land at Springfield Residential Home, Bridestowe.

Grid Ref: SX 518893



**Site Number on Development Plan:** No.5

**Site Area:** Approx 1 hectare

**Site Description:** The site lies on the eastern boundary of Bridestowe village on the north side of the Pigs Leg Lane. It is a greenfield site (agricultural land) and lies between the residential home and the caravan park. The field slopes gently downwards from the road towards the River Lew. The site faces north across farmland and is bounded on all sides by a Devon hedge (earth bank/stone faced bank with hedges and native trees on top), except along part of its boundary with Springfield House. The boundary here is a wire fence.

The proposed development will not be spread over the whole area of the site. The homes will be along the south and east boundaries whilst the lower slope will be used as the allotment area, providing adequate space between the new development and the existing Springfield House.

**Proposed Housing Numbers:** Approximately 20 houses. These will be for sheltered housing which will form part of the existing Springfield Residential Home.



**Neighbourhood Compliant:** The site lies within the redrawn settlement boundary of Bridestowe.

**Site Access:** A new access will need to be made from Pigs Leg Lane (a minor road), not far from the existing access to Springfield House. The site is well related to the settlement but there is no pavement down the lane to the centre of the village.

**Services/Transport/School:** Village facilities are within walking distance. The shop will deliver to residents. Residents will also have use of a Ring and Ride scheme, if they don't have their own transport. Additional car parking will be provided on site for residents and visitors, which will be in addition to that already provided.

**Environmental Impact:** There are no adjacent SSSI sites or Wildlife sites

**Landscape Impact:** The site may be visible from the National Park and sympathetic design will be important. The design and character of the developments will need to conform to the Neighbourhood Plan policies and Design Statement, and may need to take into consideration any comments made by Dartmoor National Park Authority.  
The planned development will be single storey dwellings.  
Existing hedges to be retained as screening.

**Local Knowledge:** No known problems

**Housing Needs Survey:** The Housing Needs Survey highlighted that there is a need for suitable accommodation for the elderly and the infirm.

**Flood Plain:** The site does not lie within the Flood Zone.

**Suitable for: Housing/employment/commercial:** Housing only, as part of the existing business.  
The density and size of the development should comply with national standards.  
Adjacent Hazards: There are no chemical, commercial, electrical, noise or other hazards to the site.

### **Scoring**

Score Green - complies with all criteria

**Comment:** This site meets the needs for sheltered accommodation and will provide additional local employment.

The owner of the site has said that they would like the development done in two phases. We therefore propose that development will happen in two phases (2016 - 2021 and 2022-2027)

## Appendix VI: Village Design Statement

**The purpose of a Village Design Statement** is primarily to manage change in both buildings and landscape, in a way that reflects and harmonizes with the local character of its buildings, spaces and landscape setting. It should mark and retain the local distinctiveness of the place, especially its character areas.

It is not about whether or not a development should take place - that is a matter to be considered in the context of the policies in the Neighbourhood Plan and Local Authorities' Plans. The aim is to guide future developments by setting out the distinctive qualities and characteristics that people value in their parish.

This document provides clear and simple guidance on the design and setting of any scale of development, either within the village itself, or within the wider context of the Parishes as a whole. It identifies typical and special features within the Bridestowe and Sourton landscape that it is desirable to preserve, restore, enhance or create.

### 1.1. Who should use the Village Design Statement?

The Village Design Statement has been written for planning applicants, developers, their architects and designers so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with the distinctive character of their area of the village. It is intended that Planning Officers and Councillors will use it to guide their consideration of relevant planning applications, and anybody else who wishes to promote development or alteration of the environment in the parishes of Bridestowe and Sourton, including local authorities and statutory undertakers.

The Village Design Statement includes guidelines on the following:

- 1 The landscape setting of the villages and surrounding hamlets
- 2 The shape and grain of settlement
- 3 The nature of the buildings themselves
- 4 Design principles based on the distinctive local character

### 1.2. Bridestowe and Sourton's village character

The character of both Sourton and Bridestowe villages is as much established by its landscape setting and relationship with surrounding countryside as by its buildings.

The overall impression is of fairly low density building, enhanced by numerous trees, and substantial hedgerows and banks that form the boundaries of many properties.

The villages have as their backdrop the steep and undulating tors that form the western fringe of Dartmoor National Park. These play a key role in establishing the distinct visual character of the two parishes, as does the connecting and surrounding countryside between the villages and many hamlets. The areas of surrounding countryside that lie outside of the National Park, which has its own protection, need to be protected and enhanced as well.

The narrow, winding and often sunken roads that radiate throughout the two parishes are defined by substantial hedges and banks, in most instances representing old field boundaries. These extensive hedges and banks add significantly to the distinctive character of the villages and the surrounding area, and need to be protected, properly maintained, and extended where necessary.



## Sourton Parish

The parish of Sourton has a small village set at one end of the parish with 8 separate hamlets/settlements scattered throughout the rest of the parish.

The village of Sourton originally grew around the ancient church, but later additions to the housing stock has led the village to look at first glance like ribbon development. The medieval thatched dwelling known as 'the Old Post Office' is right in the centre of Sourton village and one of the focal points of the village, along with the idiosyncratic Highwayman Inn.

## Bridestowe Parish

Bridestowe on the other hand, although it too has several hamlets within the parish, does have a village centre. There is a designated conservation area in the centre of the village (See Fig.1) and 13 listed buildings are located within it. The area is characterised by white rendered roadside cottages forming a short terrace on both sides. However overall the village comprises of an eclectic range of building styles, from traditional cottages to more modern housing, predominantly bungalows rendered and painted white.

Most of this later development has been on a small scale built in 1980, and the only large block of development where houses all look very similar is Town Meadow, built in the last decade.

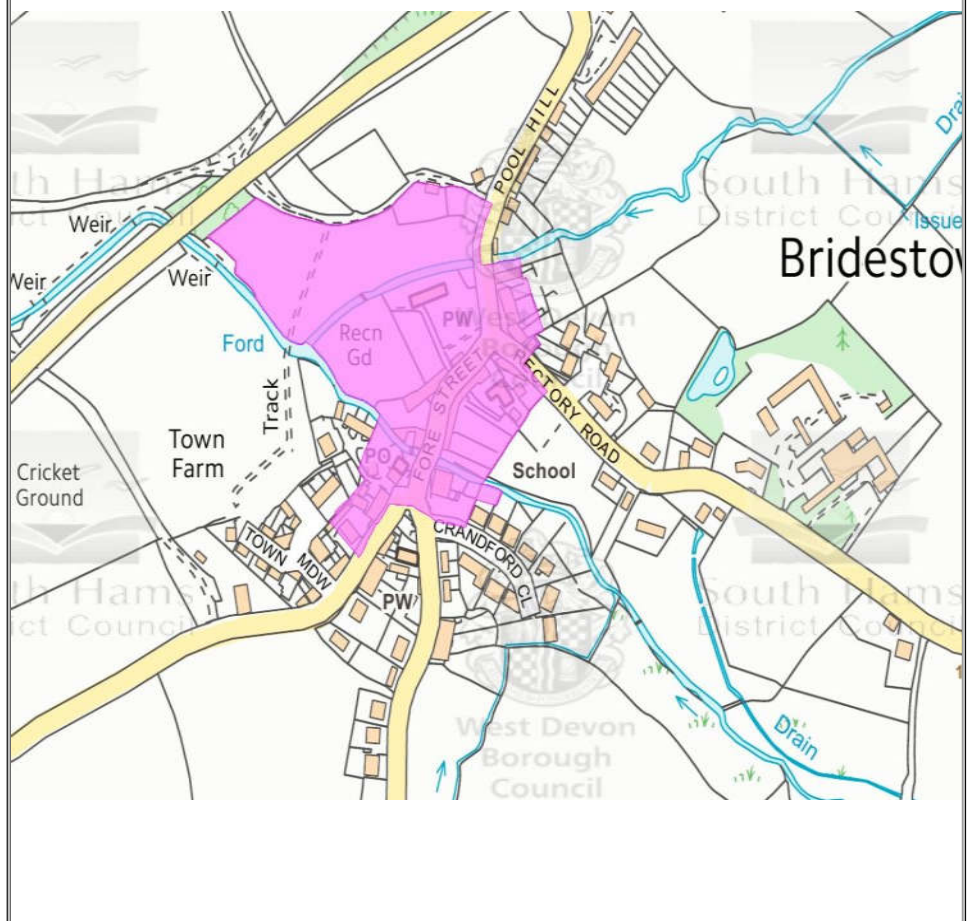
The isolated hamlets and settlements are particularly important because they are small separated groups, whose character could be easily damaged by insensitive nearby development.

The growth of the villages has not always been harmonious, with some developments being widely regarded as unsympathetic to village character and setting. One example is Trescote Way, an isolated linear development of white rendered bungalows in a prominent position which although it sits near the village of Bridestowe, is actually in Sourton parish.

Commercial development at Sourton Cross, along the north eastern flank of the Plan area, near the junctions of the A386 and A30 is at odds with the rest of the rural parishes. It is utilitarian, catering for the needs of passing travellers.

Despite the changes that have occurred over the years, Bridestowe and Sourton still possess a strong sense of place, and also a quality of being very separate from the nearby town of Okehampton.

**Fig.1 Conservation area within Bridestowe village**



### **Guideline 1 - Patterns of Development**

*Any new development should respect the established patterns of isolated buildings, clusters and settlements.*

## **1.3 Guidelines for new building in Bridestowe and Sourton**

The community questionnaire revealed a strong desire to preserve the villages' character; setting out simple design guidelines will help achieve this.

Establishing a broad consistency in the design of new buildings will, with time, progressively strengthen existing local character whilst allowing the needs of particular areas of the village to be met.

**Note:** Whilst these policies do not specifically address the hamlets and rural areas, the principles embodied here are intended to apply equally outside the main villages themselves.

### **Size of new developments**

The varied grain of Bridestowe and Sourton's built environment is very much part of the villages' character. Large areas of homogenous new development are therefore out of character with the gradual historic growth that characterises the villages

### **Guideline 2 – Size**

*In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character the village. Any proposals for new development should reflect the grain, density, quality, materials etc. of the immediately surrounding area.*

### **Views and vistas**

Inward and outward views and vistas are an integral part of the character of Bridestowe and Sourton. New developments could detract from or block views into or out of the village and should.

New buildings on the periphery of the villages can dramatically change its rural or historic setting and so must demonstrate sensitive design

### **Guideline 3 – Views**

*Any new building should be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the village. Particular attention should be given to views to and from listed buildings, conservation areas, important building groups and key landscape features.*

### **Boundary of villages**

The existing edges of the villages are loosely defined. Mature trees, substantial hedges and banks only give way gradually to village settlements. These soft edges are an important part of the rural quality that characterizes the perimeter of the village.

### **Local distinctiveness**

There are eleven hamlets and settlements within the two parishes, each has its own character. Any local needs housing built in these areas should be built in sympathy, scale and height with what is already there.

### **Guideline 4 – Form**

*When considering proposals for appropriate development within the built envelope of the villages, immediately on its edge, or in the wider countryside, the use of simple rural building forms or a combination of simple rural building forms will be encouraged.*

### **Form**

New buildings may detract from the quality and rural character of the village through the use of alien building forms.

## Height

In order to encourage consistency the height of new buildings should not exceed those of neighbouring properties. There will be possible exceptions to this, but such circumstances will be few and will need to be justified on visual grounds.

### **Guideline 5 – Height**

*Height of buildings should not normally exceed that of neighbouring buildings, and a vertical emphasis may be achieved through the proportioning and positioning of windows and entrances.*

## External walls

The most commonly used wall facing materials found in the village for both old and new buildings is natural chert stone or white render. Facing brickwork is not commonly used.

### **Guideline 6 – Walls**

*Walls should be faced in local stone, rendering, or a mixture of stone and rendering. The recommended palette for painted render is white or cream. Use of facing brickwork should be avoided and will need to be justified on visual grounds.*

## Style

The proposed guidelines for new building support the use of simple rural building forms with slated pitched roofs and rendered external walls; characteristics traditional to Bridestowe and Sourton, and found in buildings of all ages across the villages.

### **Guideline 7- Impact on residents**

*New development must not have a negative impact on the amenity of existing residents or future occupants of land or buildings.*

The guidelines provide some continuity with the past by influencing the design of Bridestowe and Sourton's future buildings.

### **Guideline 8 - Car Parking**

*All new development should provide an appropriate level of off street parking i.e. provide 2 parking spaces for 2 or 3 bedroom houses and 3 spaces for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces Proposals should not add to on-street parking*

The design of new buildings should respect and reflect their setting rather than using an off-the- shelf standardised style such as is found on many housing estates.

These guidelines should not stifle innovative design which should be judged on its merits as long as it does not dominate or undermine the character of neighbouring buildings.

## Safe environments

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary

approach to deterring criminal behaviour through environmental design.

The attributes will also assist in ensuring compliance with national planning policy requirements:-

In Paragraph 91 of NPPF 2018

*'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.'*

**Guideline 9 - Safe communities**

*All new development should reference the following CPTED attributes in Design and Access Statements, demonstrating how and where they have been implemented in the design and layout of that development:-*

**Access and movement** - *Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*

**Structure** - *Places that are structured so that different uses do not cause conflict.*

**Surveillance** - *Places where all publicly accessible spaces are overlooked.*

**Ownership** - *Places that promote a sense of ownership, respect, territorial responsibility and community.*

**Physical protection** - *Places that include necessary, well- designed security features as laid out in Secured by Design Guidance - Homes 2016, Commercial 2015, School's & Hospitals.*

**Activity** - *Places where the level of human activity is appropriate to the location and creates a reduced risk of crime, fear of crime and a sense of safety at all times.*

**Management and maintenance** - *Places that are designed with management and maintenance in mind, to discourage crime and disorder.*

## Appendix VII: Sport, Leisure and Community Facilities.

Paragraph 7 of the National Planning Policy Framework (NPPF) makes supporting healthy communities one of the key issues within the definition of sustainable development. In paragraphs 91 -92 of the role that the planning system has is made clear in facilitating social interaction and creating healthy, inclusive communities through the provision of safe and accessible green infrastructure... sports facilities..and layouts that encourage walking and cycling.

The DNPA in its Development Management Document 2012 states,

*“High quality, well maintained open spaces, sport and recreation facilities, which are available and accessible, add greatly to people’s quality of life. Local networks of high quality and well managed and maintained **open spaces**, sports and recreational facilities help create places in built up areas that are seen as attractive, clean, safe and useable.”*

As a planning term, ‘open space’ is taken to mean all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity. The following typology illustrates the broad range of open spaces that are of public value:

- parks and gardens – including urban parks, country parks, forest parks and formal gardens;
- outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
- amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
- provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
- green corridors – including river and canal banks, amenity footpaths and cycleways;
- natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (eg. meadows), wetlands, open and running water, and rock areas (eg. cliffs);
- allotments and community gardens;
- cemeteries and churchyards; and
- civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.

Bridestowe and Sourton villages have some of the types of open space: both have village greens, church yards and cemeteries. Bridestowe has a cricket ground and a main play area with a good selection of play equipment. Sourton has no children’s play area.

Open countryside is the dominating feature of the parishes and numerous much used rights of way plus the right to roam over Dartmoor ensures there are plenty of opportunities for walking. The Granite Way, part of the National Cycle Route which takes the route of an old railway line, and the Pegasus Way another cycle and bridleway route which follows a separate railway line towards Holsworthy caters for walkers, horseriders and cyclists.

Those wishing to participate in formal sports need to travel to nearby towns and lack of transport to Okehampton and Tavistock was mentioned as one of the limiting factors for teenagers wishing to access to better sport facilities in the nearby towns.

There was strong support for increased sport facilities, particularly a hard surface court adjacent to Bridestowe Village Hall. See Policy CW 3 in the NP document.

Whilst social play and recreational needs of children aged between 4 - 11 years old were considered as excellent by over 60% of people, provision for children aged 12-14 years and older was considered very poor by 80% of respondents to the general questionnaire conducted in 2015 (see Appendix III).

An additional questionnaire was conducted in 2015 targeting younger people in particular, to give them a voice.

**Results of supplementary questionnaire targeting young people.**

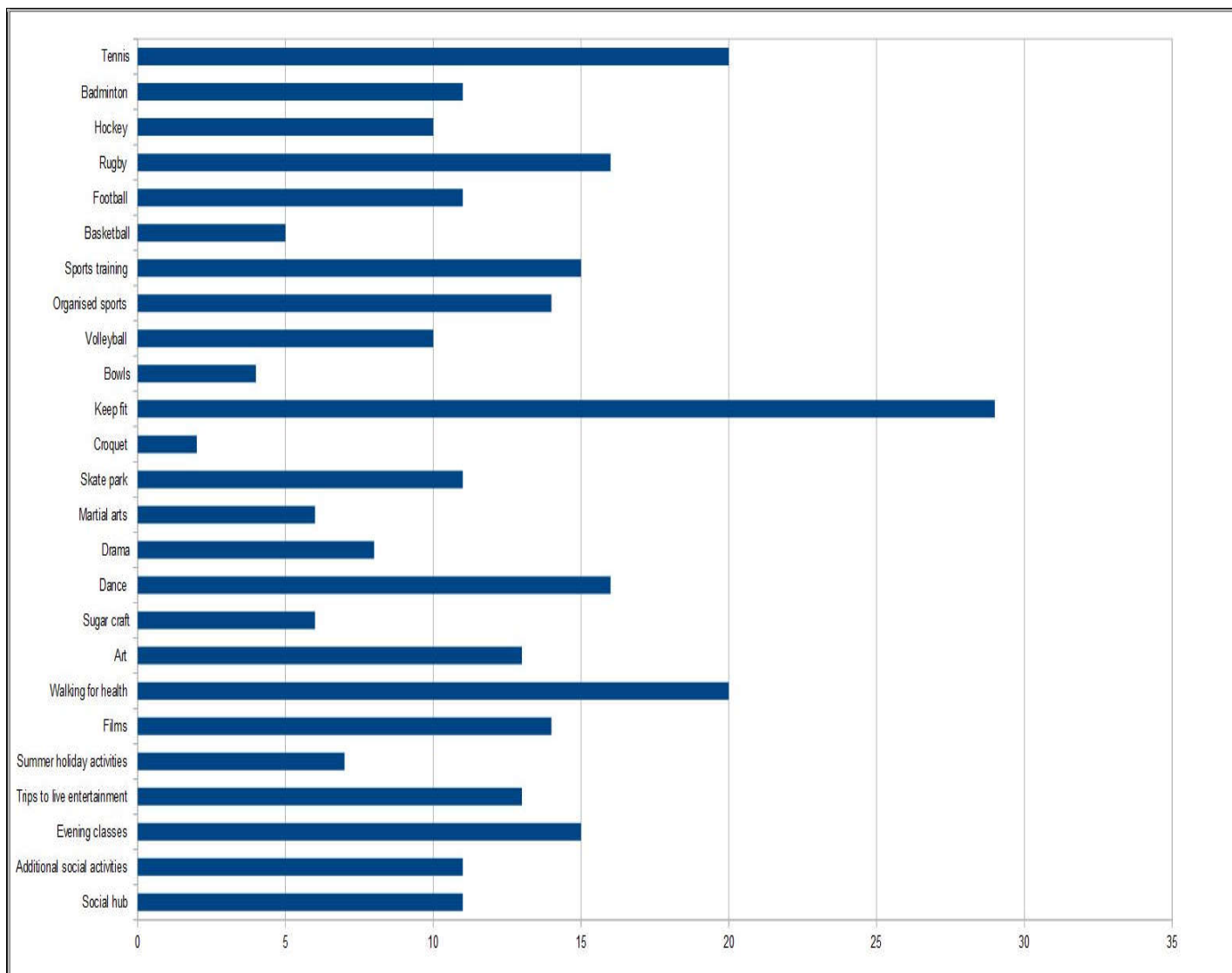
This questionnaire addressed the lack of responses from younger residents in the community to the general questionnaire of April 2015

Although it was available to everyone to respond, the youth club, both primary schools and families with older children were targeted in particular. 100 questionnaires were sent out and 46 returned.

**Suggested new recreational activities for Bridestowe and Sourton**

- Tennis 20
- Badminton 11
- Hockey 10
- Rugby 16
- Football 11
- Basketball 5
- Sports training 15
- Organised sports 14
- Volleyball 10
- Bowls 4
- Keep fit 29
- Croquet 2

- Skate park 11
- Martial arts 6
- Drama 8
- Dance 16
- Sugarcraft 6
- Art 13
- Walking for health 20
- Films 14
- Summer holiday activities 7
- Trips to live entertainment 13
- Evening classes 15
- Additional social activities 11
- Social hub 11



An internet cafe in one of the community buildings has been suggested. This could double as drop in centre for teenagers.

Adults complained that there wasn't enough to do in the two parishes and suggestions for activities appear in Appendix X :Community Aspirations

Creating an off road link, a sort of 'green way' between the villages of Sourton and Bridestowe evinced strong support and is listed as a community aspiration.

### **Existing community facilities:**

#### ***Education***

Bridestowe Primary School

Boasley Primary School

Treetops Pre school

#### ***Community buildings***

Bridestowe Village Hall

Methodist Church Hall

Sourton Village Hall

#### ***Sport and Leisure***

Sporting Green with wide selection of play equipment

Town Meadow's small green space with limited play equipment

Bridestowe Cricket Club and Field

3 Churches: St Bridget's, St Thomas a Becket and Bridestowe Methodist Church

Mobile Library

#### ***Proposed local green spaces*** ( Map in Appendix XII )

Sporting Green

Cricket Field

Sourton village green

### **Existing business facilities:**

***(Illustrative but not exhaustive)***

#### ***Retail***

Riverside Stores and Post Office

Garage with Waitrose franchise at Sourton Cross

Fast food outlets x2

Travelodge

Collaven Manor Hotel

The White Hart

Fox & Hounds

The Highwayman

Bearslake Inn

Springfield Residential Home

Bridestowe Garage

David Trant, Agricultural engineer

James Tennant, Landrover/Jaguar specialist

Devon Cycle Hire

Northmoor Garden Machinery

Bundu Caravan Park

Glebe Caravan Park

## Appendix VIII: The potential impact of a new railway line from Okehampton to Plymouth.

There has been much discussion at a national and regional level about the possibility of re opening the old rail line between Okehampton and Tavistock. Reinstating this 15 miles of missing railway would provide an alternative to the present section of the London to Plymouth line which runs along the coast between Exeter and Newton Abbot. This section runs beside the sea wall and has been subject to damage during winter storms; the devastating overnight storms on February 4, 2014 swept the main rail route into the West Country into the sea at Dawlish.

The cost of such a project would be immense but would bring economic and social benefits. A study in 2015 carried out by Greengauge 21 for the Campaign to Protect Rural England (CPRE) examined the wider impacts of re-opening the railway between Plymouth and Exeter via Tavistock and Okehampton, and found there is a good case for a local service.

The key findings of this research are:

- *The consensus of politicians, businesses, and the general public is that the rail line would bring significant benefits to the towns of Tavistock and Okehampton and to the surrounding rural areas.*
- *The economic case for creating a long-distance diversionary route can be strengthened by providing a new local rail service.*
- *Such a service could mitigate some of the problems faced by remote rural areas in Devon and North Cornwall, and will strengthen Tavistock and Okehampton, where additional housing is already planned and where sustainability objectives are best met through coordinating planned development with rail reinstatement.*
- *These benefits depend on services being properly integrated into the existing public transport network, such as through integrated ticketing and timetabling.*
- *A normal transport economic appraisal assumption of unchanged land use in the do something/do nothing cases is inappropriate.*

*The findings offer a basis for developing an updated business case that reflects the, on balance, positive consequential effects on the livelihood of those living and working in West Devon and its surrounding rural area through transformed accessibility.*

**Rural Reconnections: The social benefits of rail reopening** (June 2015)

The report points out ways by which a service calling at stations at the key intermediate towns, properly linked into bus services and with good access by foot and cycle as well as car and taxi can be made economically viable.

The Neighbourhood Plan general questionnaire 2016 evinced a lot of interest and support for the reconnection.

However in the years since it appears investment in making the coastal route more resilient is the preferred option.

On another front, the likelihood of a daily service from Okehampton to Exeter became more feasible. Also there was a great deal of popular support for this development.

In January 2018 the Transport Secretary ordered Great Western Railway, the franchise holder, to prepare for a regular scheduled train services from Okehampton. However studies showed a third of the track would need upgrading to cope with any increased service. This work has commenced with the promise of trains running every two hours, seven days a





summer Sunday service.

Dr Michael Ireland, vice chair of the OkeRail Forum, and a passionate reconnection advocate said: "After 10 years working tirelessly undertaking research on demand for this service, I am pleased to learn that the Government has agreed to introduce a regular train service.

This will be a tremendous boost to the economy of West Devon and North Cornwall, opening up new opportunities for businesses, training and tourism in the region.

The next step must be to reconnect Okehampton to Plymouth to provide resilience in rough weather."<sup>1</sup>

However there is another school of thought. South West Devon MP Gary Streeter said he cannot see it happening within his 'working life'.

He said: "I don't think trundling a train quite slowly inland is a back up plan, we are better off making the line we have as resilient as possible."<sup>2</sup>

The Neighbourhood Plan general questionnaire 2016 evinced a lot of interest and support for the reconnection.

Dartmoor National Park Authority wrote a scoping report and gave a cautious welcome to a possible new line.<sup>2</sup>

The Neighbourhood Plan looks forward to 2034, and although it is unlikely the project will be progressed, it is important that it recognises the implications for the parishes, both positive and negative.

There would be additional pressure from developers to build homes, as Sourton and Bridestowe would become part of a commuter belt for those working in both Plymouth and Exeter.

Large scale development would not sit comfortably with Sourton village, which has no shop, post office, school or commercial outlets.

Building houses on prominent land could impact negatively on the highly valued landscape.

Long distance views could be marred.

Economic benefits are clear with increased job opportunities, retention of young people who can now commute to work.

Those businesses involved in tourism welcome better accessibility and recognise the economic disincentive of the cost and time penalty of road travel.

In terms of access to major hospitals, higher education and higher-paid job opportunities, there is a dependence on the cities of Plymouth and Exeter and a reliable rail service would be beneficial.

Certainly 'reconnection would bring challenges and the policies of the NP would play a role in ensuring that development is sensitive to setting, appropriate in scale and meets the demographic needs of the area.

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1. [www.plymouthherald.co.uk/news/local-news/great-western-railway-ordered-start](http://www.plymouthherald.co.uk/news/local-news/great-western-railway-ordered-start)

2. [www.devonlive.com/news/its-been-four-years-dawlish-](http://www.devonlive.com/news/its-been-four-years-dawlish-)

3. Devon Main Line Route Options. DNPA Scoping report July 2015.

## Appendix IX: Heritage assets in Bridestowe and Sourton.

### Heritage

The past has had a huge influence upon the appearance and layout of our villages, the hamlets, the landscape of fields, farms, woods and roads and lanes that surround them.

Driving through our rural lanes little thought is given to the fact that the network of roads that bind together the villages and hamlets are Anglo-Saxon in origin. The shape of fields can often be traced back to medieval times when each peasant, serf or landlord apportioned or was apportioned land. Roads twisted and turned around these boundaries. Woodlands were often planted in areas thought to be the least productive for agriculture. The houses that we live in often have a long history and are part of ancient street patterns/ settlements.

Part of the public value of heritage assets and the historic environment is the contribution that they can make to understanding and interpreting our past. They are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

### NPPF Definition of a Heritage Asset

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.*

Examples in Bridestowe and Sourton would include the ancient cross on Sourton Green(see photo) and a Grade II Listed building such as Fernworthy.



### NPPF Definition of the Historic Environment

*'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora'.*

An obvious example of this would be the avenue of beech trees on the roadside in Station Road leading to the Fox and Hounds junction; another the moorland so distinctive of Dartmoor where layers of history are visible side by side.

The National Planning Policy Framework (Sections 184 and 185) gives further guidance saying that all local plans should make the most of 'heritage assets' (archaeological sites, historic building, landscapes by setting out (amongst other things)... a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.

Where relevant, neighbourhood plans need to include enough information about local non designated heritage assets including sites of archaeological interest to guide decisions.

(<http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-thehistoric-environment/plan-making-historic-environment/> )

Bridestowe and Sourton, like many Devon parishes, have a rich and diverse history dating from the prehistoric period through to modern times. There are 225 heritage assets currently recorded on the Devon Historic Environment database for Bridestowe, and 224 in Sourton.

The range of Assets include prehistoric barrows on Burley Down and north of Leawood Plantation, two Bronze Age findspots of a palstave and an axe, prehistoric field systems near Sourton Down, cairns, a Roman road, two deserted medieval settlements at Ebsworthy Town Farm and Sourton Down. Remains of silver, lead and copper mines, disused lime kilns, a World War II military camp. An ancient route referred to as "Moreway" is documented in 1474 and is situated on the line of the Okehampton bypass.



Old chimney near Minehouse Farm

There are nationally important designated heritage assets including 70 listed buildings. The Scheduled monuments date from the Bronze Age onward and include a number of cairns situated at Lake Down, the Sourton Down Cross thought to be 6th century in date; an Iron Age hill fort and Motte and Baileys at Burley Wood and the possible Neolithic long barrow north of Leawood Plantation and Bidlake Mill and Leat which dates to the 16th century.

Such is the wealth of assets spread through the two parishes that it is not practicable to draw up a strategy for each and every one of the 449 assets. A rather more pragmatic approach would be to refer any development where there is concern, to the Historic Environment Team at County Hall or whoever holds and is responsible for the (local) Heritage Environment Records.

### **Non-designated Heritage Assets**

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. Through the NP process residents have been asked to identify these assets that add character to the area.

### **List of non designated assets suggested by local residents:**

- Telephone kiosk in the centre of Bridestowe village (*photo*)
- Wooden benches: Rectory Road, road off old A30 to Trescote Way
- Village map presented by WI on Bridestowe's village green
- Village fingerpost signs in Bridestowe village centre
- Old water pump on edge of Sourton's village green
- 2 wells in Bridestowe (*photo*)
- Trafalgar Way plaque in Bridestowe (*photo*)



## **Appendix X: Community aspirations**

It became clear from the responses to the general questionnaire that residents have aspirations that can not be delivered through a Neighbourhood Plan. Some are quite ambitious and will need grants from major funders while others are easily achievable, delivered through action groups.

1. The provision of new additional sports facilities, perhaps adjacent to the Village Hall in Bridestowe. An all weather pitch has been suggested that would allow for tennis, netball, basket ball
2. Designation of valued green spaces in Bridestowe and Sourton villages.
3. Provision of an off-road cycle route (a 'green' way) to connect the two villages and perhaps link in with the Granite Way, part of the Sustrans cycle network, to provide a complete off-road route to Okehampton.
4. Possible internet cafe/ drop in centre for young people, sited in one of the community buildings.
5. Look at possibility of creating an 'Activity Group' to co-ordinate the holding of events in community buildings throughout the two parishes
6. Consider producing copies of maps showing habitats, historic environment and points of interest to encourage visitors and residents to visit the sites (where appropriate) and to be better informed about these areas.
7. Explore the possibility of village halls and churches displaying local artists' work to encourage local people with talent.
8. Invite local crafts people to run classes at village halls. Such classes might include flower arranging, creative writing, reading group, needlework, art classes, pottery, etc.
9. Provide increased recreational opportunities for visitors and residents alike - opening up new off road tracks and promoting local facilities to attract passing cyclists/walkers/horseriders.
10. Hold community lunches at pubs/churches and village halls for parishioners, in both parishes to counter rural isolation.
11. To extend the 'right of way' network so improving/extending recreational opportunities for visitors and residents alike. Paths can also be created by agreement between local authorities and owners.
12. Explore a car share scheme to compensate for inadequate public transport and reduce number of car journeys.
13. Provide safe crossing across old A30 and A386 to allow safe crossing of the road for pedestrian and mobility scooter
14. Revise existing leaflets for both communities that highlight sites of interest and incorporates a village trails.

### **Ideas Specific to Sourton**

- S1. Explore the possibility of providing refreshments/shop based at Sourton Village Hall for Sourton village parishioners and for visitors to the Granite Way. Shop could be a satellite of the Bridestowe shop.
- S2. Provision of broadband at Sourton Village Hall with meeting room for hire to small businesses
- S3. Traffic calming measures along the A386, between the hamlets of Sourton Down and Southerly.
- S4. Look at the possibility of a play area in Sourton and a picnic area on the Granite Way.

## Appendix XI: Visual impact

### ***The importance of the landscape***

WDBC's 2011 Strategic Plan acknowledges the importance of the beautiful landscape of West Devon which makes parishes such as Sourton and Bridestowe a tourist destination and places that people aspire to live and retire to.

Tourism has been the main employment for local people for a long time and although the sector is not forecast to grow further, sustaining the present employment is very important.<sup>1</sup>

Key to that success is to conserve what people come here to enjoy - the landscape and unspoiled open countryside. Conserving means not only maintaining the habitats and field systems that make up the landscape but ensuring that development does not intrude or blight that landscape. Well designed housing, at an appropriate scale and sensitive to its environment can ensure that both the landscape and the built environment can happily co-exist.<sup>2</sup>

Most parishioners accept that for Bridestowe and Sourton development is essential to ensure a sustainable future but are adamant that it shouldn't impact negatively on the scenic quality of the area. Stunning views of Sourton, Bridestowe and as far away as Bodmin can be glimpsed for the first time along the A30 heading West as the road approaches the Sourton Cross. (Photograph 5). It is the holiday makers' first introduction to the stunning location as that they head west.

There are many other panoramic views across the two parishes. Most of them are from the roads that bisect the two parishes, from the National Park which forms part of both parishes and from the many rights of way.

Dartmoor National Park Authority is an independent Planning Authority separate from West Devon with its own stringent policies for development within and on its boundaries. One of their Core Strategies states that proposed development must take into consideration "*..respect for and enhancement of the character, quality and tranquillity of local landscapes and the wider countryside.*"<sup>3</sup>

### **The Sandford Principle**

Not only development but recreation can prove challenging for as a National Park, it must fulfil its two main purposes to conserve the natural environment and to allow access to the public.

Sometimes conflict arises between these two functions and to help national park authorities make decisions, the National Parks Policy Review Committee made a recommendation in 1974, which is now known as the 'Sandford Principle', named after Lord Sandford who was chair of the committee.

**Sandford Principle**  
"Where irreconcilable conflicts exist between conservation and public enjoyment, then conservation interest should take priority"

This principle was updated in the 1995 Environment Act, to say; "If it appears that there is a conflict between those purposes, [the National Park Authority] shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."

In other words: If there is a conflict between protecting the environment and people enjoying the environment, that can't be resolved by management, then protecting the environment is more important.

### **Preserving the vistas**

*When Bridestowe Village Hall was built on the edge of the village in 2008, DNPA was consulted because the hall would be visible from Dartmoor. The Authority advised planting trees to help soften the visual impact of a large wooden building sitting outside the existing settlement. Similarly when allocated site No. 4 is developed for housing in the future, DNPA will no doubt insist that green screening is employed to mitigate any adverse impact to the long distance views from Dartmoor.*

Within this context, the Neighbourhood Development Plan has drawn up a Visual Impact Map, which shows some of the most prominent views. (Map 1 in Evidence Base)  
Not every viewpoint can be listed here but the photographs and locations are illustrative of the long distance views that characterise the area and are so valued by residents and visitors.

***Views to be protected.***

On the slopes of land that forms the edge of the National Park that can be seen from the old A30 between Bridestowe and Forda.

Land either side of Sourton Cross that can be seen heading west along the new A30.(Photo 3 shows some of the area)

Land on the edge of NP that can be seen prominently from the National Park.

Prominent land from the NP that belongs to the Leawood Estate.

Areas of Common Land outside National Park, just west of 386

High land NW of Trescote Way

The south side of the A3079 where it runs along the ridge between Thorndon Cross and Venn Cross.

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1. WDBC *Our Plan* research
  2. NP General Questionnaire
  3. Dartmoor National Park Authority - Core Strategy Development Plan Document 2006 - 2026



1. First view of Sourton and Bridestowe from A30



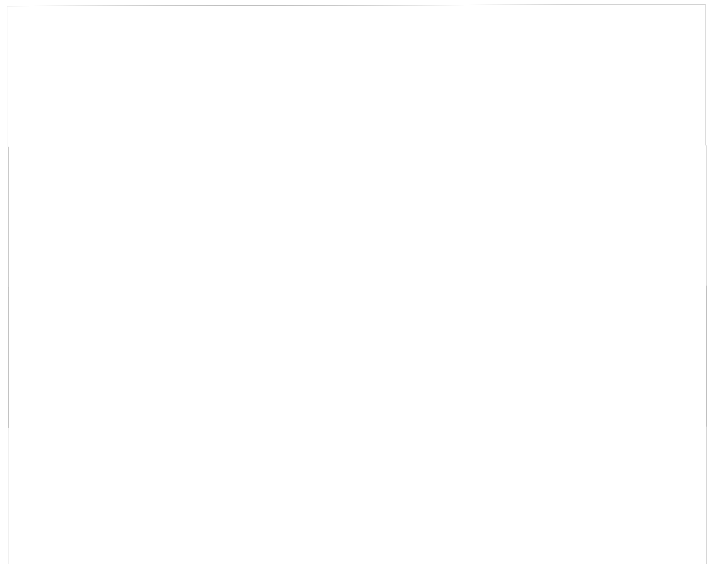
2. Sourton from old A30



3. Fields south of old A30 viewed from Dartmoor



4. Lake viaduct from slopes of Dartmoor



4. View across Leawood Estate, Bridestowe

**Appendix XII. Local Green Space allocations and NPPF criteria**

The NPPF 2018 states in Paragraph 99 - 100.

*The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

100. *The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

Space, site and location	Characteristics	Green space value
Bridestowe's Sporting Green in centre of village adjacent to the church  Slightly less than 1 hectare	A play area with good selection of play equipment, including goal posts and tables and benches. Fringed by mature trees and stream	Conveniently situated and used by children and families. Used for annual fetes and music events. Well used footpath runs down eastern edge.
Bridestowe Cricket field Separate to the village on western side  Approx 2 hectares	Large; accessible by footpath and by road, bordered by hedges and mature trees	Long established cricket club that draws from several local parishes. Active and successful with strong local support.
Small green space in centre of Bridestowe village  200 sq. metres	In village centre and includes narrow strip outside White Hart, with benches, bus shelter, plaque and redundant kiosk.	Attractive and well maintained area that adds character to village centre.
Sourton Village Green in centre of village  200sq. metres	Below church and adjacent to hall. Mature copper beech with circular seat, notice board and Saxon cross	Gives Sourton village an attractive focal point. Access to footpath and cycle route (Granite Way)

Three of the 4 spaces are central to both villages. The cricket field is outside the settlement boundary as is common with a sports fields but is easily accessible by foot and is used by many dog walkers with the Club's permission. The two greens have furniture in the form of benches and significant assets; Bridestowe's village map presented by the WI and the Trafalgar Way Plaque. Sourton's green has a large notice board, a mature copper beech with a circular seat around its base constructed and donated by local engineer David Trant, a Saxon cross and groupings of local stone. Both greens add character and focus to the centres of the village and the assets within the areas were put forward for listing as non designated heritage assets.





**Sourton's village green**

**Close proximity   Sporting facility   Recreational use   Valued by community**

Bridestowe village green	✓	X	✓	✓
Sourton village green	✓	X	✓	✓
Bridestowe's Sporting green	✓	✓	✓	✓
Bridestowe's Cricket field	X	✓	✓	✓

Appendix XIII: The Determination of Settlement Boundaries for Sourton Village.

The rationale used by Sourton Parish Council to determine the settlement boundaries is as used by Dartmoor National Park Authority to identify its settlement boundaries.

When the NP working group redrew Bridestowe's boundary they used this guidance too.

**Rationale for identifying settlement boundaries:**

The settlement boundaries have been drawn using the following key principles to be robust, consistent and precise.

1. Settlement boundaries should, wherever possible relate to defined physical features such as field boundaries, roads or water courses. The width of roads or rivers should normally be excluded.
2. Settlement boundaries will be drawn tightly around the built form of the settlement including any land allocated for development or land with a current planning permission (for a land use listed under point 5). Land allocated, or with a current permission for affordable housing which does not well contained within the settlement form will be excluded; such land will only be included once the development is complete.
3. Settlement boundaries can include greenfield areas that are not allocated for development or carrying a current permission only where they clearly form part of the settlement and are defined by strong boundary features. They would not normally exceed 0.3 hectares in size.
4. Settlement boundaries should normally exclude the following land uses; agriculture, forestry, equestrian, minerals extraction or landfill sites. Areas of water or other open space, and public utilities (such as covered reservoirs, water treatment works, telephone exchanges and electricity sub-stations) which are not well contained within the settlement form will be excluded. Equally buildings or structures associated with these uses should normally be excluded.
5. Whilst settlement boundaries must not necessarily be continuous, isolated areas of development separated from the settlement by an excluded land use by 25m or more should be excluded.
6. Settlement boundaries should normally follow the boundaries of the curtilage or properties except where buildings or structures are in large grounds or open areas on the edge of settlements where the plot or area of extended garden may be excluded.

**Appendix XIV: Glossary of terms used in this report.**

**Affordable Housing** Low cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open or low cost market, or subsidised housing.

**Amenity** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

**Aspiration** A desire to influence decisions taken on matters outside the remit of the Neighbourhood Forum.

**Character areas** Specific areas of land defined by their main purpose and use. Character areas have some distinct boundaries or overlap with other character areas or open countryside.

**Conservation Area** An area designated by a District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

**Core Strategy** A Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole.

**Dark sky** The dark-sky movement is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of electric lighting on the environment, and cutting down on energy usage.

**Evidence base** The researched, documented, analysed and verified basis for preparing the Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by West Devon Borough Council as part of the process of developing its Core Strategy.

**Green Corridors** Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main roads.

**Heritage asset** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions

**Independent Examination** An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum. The Examiner's findings are not binding on the planning authority.

**Landscape character assessment** Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

**National Planning Policy Framework (NPPF)** The National Planning Policy Framework was published by the Government in March 2012 and then revised in 2018. It sets out the Government's planning policies for England and how these are expected to be applied.

**Neighbourhood Development Plan (NDP)** The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of application.

**Non designated heritage asset.** A building, structure or object that may be offered some level of protection by the local planning authority because it has been identified locally as contributing to the character of the area but is not designated.

**Referendum** A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Bridestowe and Sourton Neighbourhood Development

Plan, the referendum will decide whether or not to adopt the Plan in its entirety.

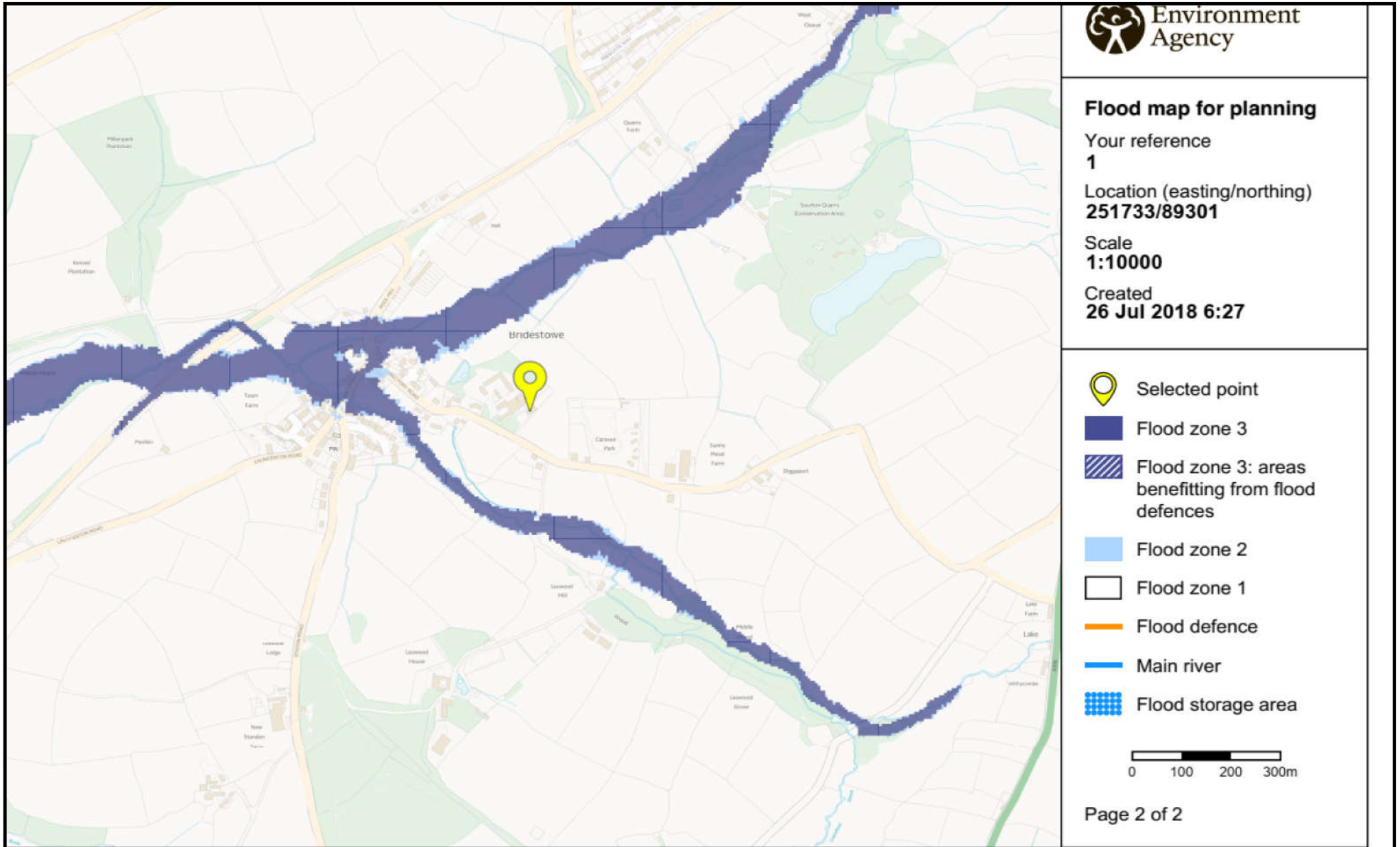
**Social Rented Housing** Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

**Stakeholders** Non residents, organisations and service providers that have a role or responsibility for facilities, services or other aspects related to the 2 parishes.e.g. local and regional councils, utility providers, schools, shops and businesses.

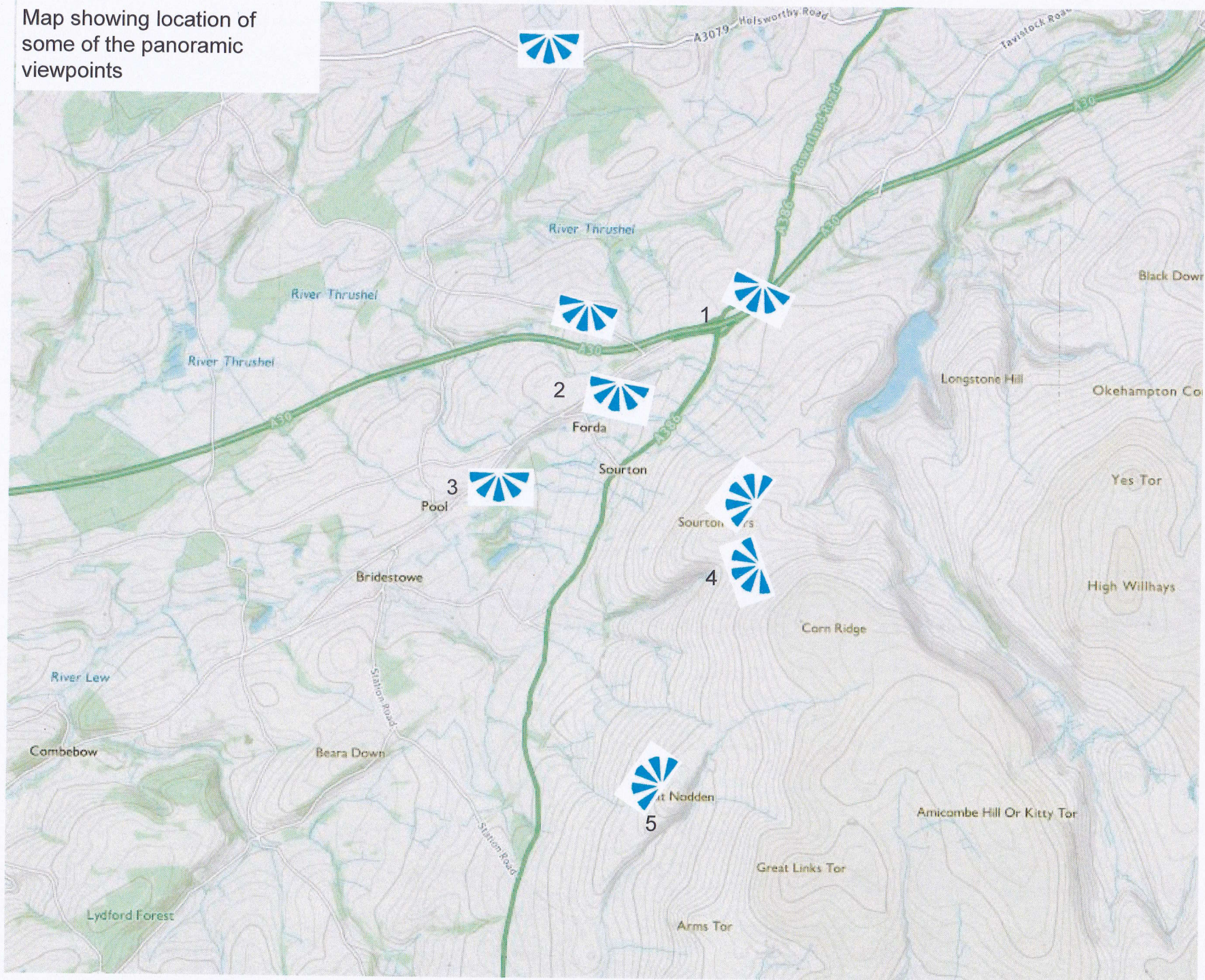
**Sustainable Development** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Windfall Sites** Sites not allocated for development in the Neighbourhood Plan that unexpectedly comes forward for development.

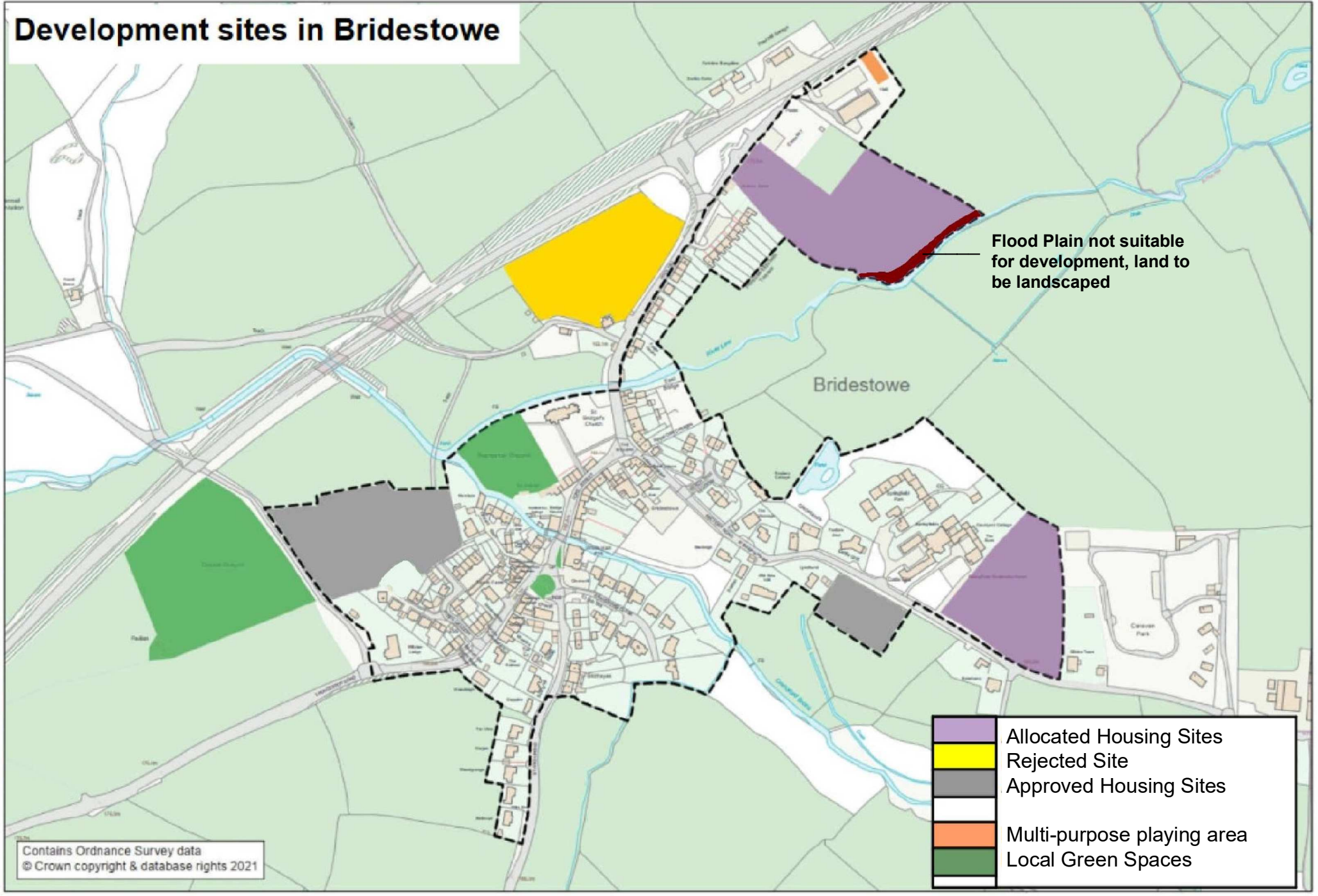
# Flood map produced by the Environment Agency showing the flood risk areas within Bridestowe



Map showing location of some of the panoramic viewpoints



# Development sites in Bridestowe



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# Sourton's Development Site

