

**Stockland Neighbourhood Plan
2014-2031**

**Consultation Statement
Part 1 - Community Consultation**



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Stockland Neighbourhood Plan

Consultation Statement

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Preface

This Consultation Statement has been prepared by the Stockland Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- (a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- (b) Explain how they were consulted
- (c) Summarise the main issues and concerns raised by the persons consulted
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Stockland Neighbourhood Development Plan.

The aims of the Stockland Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people ‘have their say’ and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 1: Community Consultation Statement

Stockland Parish Council has been keen to ensure that the Neighbourhood Plan is a community-led document. The Stockland Neighbourhood Plan Steering Group was established from community volunteers with Parish Council representation and the widest range of people and groups have tried to be engaged.

Consultation was undertaken by the Steering Group working to a strategy and programme that was prepared, with some guidance from our consultants, Stuart Todd Associates Ltd.

Local consultation events and surveys took place at the following stages in the neighbourhood planning process:

Stockland Neighbourhood plan – Consultation Events		
Event	Dates	Purpose
Annual Parish Meeting	20 th May 2014	Announcement of intent to prepare a Plan Explanation and Q & A with parishioners present
Exhibition at the Victory Hall	6 th -8 th June 2014	Launch the process First consultation Recruit volunteers
Letter to Community Groups and Local Businesses	July 2014	Establish lines of communication Inform them about the process Seek early opinion
Community Questionnaire	Mid-July – 8 th August 2014	Information and opinion from everyone that lives in the Parish
Exhibition at the Victory Hall	25 th October 2014	Feedback results of Questionnaire Consult on draft aims and objectives
First Draft Plan	January 2015	Informal consultation with key bodies and community members
Pre-submission Draft Plan	28 th January 2015	Pre-Regulation 14 consultation
Pre-submission Draft Plan	29 th August 2015	Regulation 14 consultation

1. Background to Consultation on Neighbourhood Plan

Stockland Parish Council agreed to undertake a Neighbourhood Plan on 31st March 2014. A community steering group was established by recruiting willing members of the Parish Council and from the community at large.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Parish Council and its Steering Group has continuously sought to connect with the local community to make the Plan, as much as possible, reflect their views and wishes. We have worked closely with the relevant authorities, East Devon District Council and the Blackdown Hills AONB and thanks should be given for their support and encouragement in this regard.

In preparing the Stockland Neighbourhood Plan the Steering Group has ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have

regularly been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

In order to make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to establish a dedicated neighbourhood planning page on the Parish council website so that information and documents could be made easily accessible online and an easy method of feedback was put in place.

2. Summary of Consultation Approach to Engage the Community

A number of key community consultation stages were identified at the outset and set as key milestones in the Project Plan. A Community Engagement Strategy including method statements was agreed. Its purposes included:

- enabling each consultation stage to be properly planned for
- ensuring the community at large understood when and why they were being consulted

The Community Engagement Strategy¹ for the Stockland Neighbourhood Plan is included as Appendix 1 to this report. It is founded on a number of important principles:

- Publicising as widely as possible
- Utilising a variety of available methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

Aside from these highly programmed and organised consultation ‘events’. The Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:	Brief Description:
Website	Regular up-dates and documents on the dedicated page(s) of the parish website
Reporting in person	Face to face meeting with Stockland Academy Head
Articles in Parish Paper	Features and reports in the monthly magazine that covers Stockland, Dalwood, Membury, Shute and Kilmington. The magazine is distributed to around 220 households in Stockland alone.
Parish noticeboards	Notices and bulletins on Parish Council and other public noticeboards
The Stockland Tree email alert ²	Stockland Tree is a simple emailed reminder about upcoming social events in the village. The tree is designed for reminders only
Posters	In local shops and the Village Hall
Flyers	Left in local shops and also in the Village Hall
Local free newspapers	Articles in “View from Honiton” and “View from Axminster”
Mid-week Herald	notice in the Herald as part of the pre-submission publicity
Parish Council	Regular reports of progress to parish councillors

¹ Copies of our Community Engagement and Communication Strategies have been available online since mid-2014 and can be found at: <http://www.stockland.org.uk/ourplan>

² Started in early 2010. By summer 2015 the Stockland Tree had around 174 members (often whole households)

3. Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We agreed a communication strategy as part of an overall consultation and engagement plan, both to guide our approaches and monitor our effectiveness.

4. Initial Launch Event

It was decided to 'launch' the neighbourhood plan process by holding a 'drop-in-type' event which would focus on: raising awareness and informing the community about the process and timetable; what a neighbourhood plan is and can achieve; and asking the community to get involved in producing the Plan. It was also intended to ask about some of the key planning and development issues that residents feel could be addressed in the Plan.

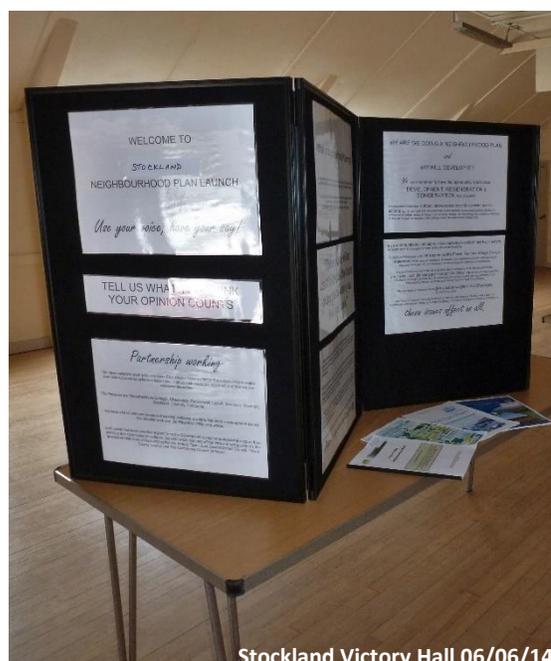
At the same time, to maximise the effectiveness of the launch period, a full range of local and strategic stakeholders were informed by email about the Parish Council's intentions and the launch event. (We report on their response in Part 2 of this Consultation Statement.)

Stockland Neighbourhood Plan Launch Event	
Dates and Times	Friday 6 th June 2014 2–8pm Saturday 7 th June 2014 10am–6pm Sunday 8 th June 2014 10–12am and 2–4pm
Location(s)	Stockland Victory Hall
Attendance (Nos.)	75

4.1 Who was consulted?

Everyone that lives or works in the Parish was invited to attend the exhibition at the Victory Hall. A leaflet was distributed to every property (see Appendix 2).

To ensure that everyone in the Parish was aware that they were indeed parishioners of Stockland Parish, we provided postcode information on the leaflet. An article publicising the event was placed in the community newsletter (see Appendix 3).



4.2 What did they say?

Over the three days that the launch exhibition was open, around 75 people dropped-in. Many took the opportunity to contribute early thoughts and reactions either verbally or by filling in a short feedback form we had prepared. Approximately 50 forms were completed. Whilst not all the matters raised were directly relevant to neighbourhood planning, they were all found very useful and interesting.

Most striking was the large number of people stating that 'community spirit' is the thing they value most. Not surprisingly, aspects of the local landscape were highly rated. Key issues at the time seemed to be the status of the pub and the lack of a shop or other community hub in the village itself.

Issues to be addressed:	Pub	28	56% of responses
	Affordable housing	13	26% of responses
	Wind turbines/solar farms and panels	13	26% of responses
	Shop	10	20% of responses
	Village facilities	10	20% of responses
The things you value:	Community spirit/friendly	36	72% of responses
	Physical environment/landscape	22	44% of responses
	Peace and quiet	9	18% of responses
	Views/rural views	8	16% of responses
	Activities at village hall/village	7	14% of responses
	Primary school	5	10% of responses
Other matters:	Concerns re the development at Broadhayes Pig Farm	13	26% of responses

4.3 How were the issues and concerns responded to?

A report of the event and feedback³ was prepared and reported to the Parish Council. It was discussed at length by the NP Steering Group and informed the design and content of the Community Questionnaire.



³ A fuller report of this consultation has been available online since July 2014 and can be found at: <http://www.stockland.org.uk/ourplan>

Further details of the Launch Event are included as Appendices 2-4 to this report.

5. Community Survey

Stockland's Neighbourhood Plan Steering Group agreed to use the services of Catalyst⁴, and participate in the community survey design, delivery and analysis process as part of a larger Blackdown Hills consortium of neighbourhood planning groups.

5.1 Methodology

Stockland's Neighbourhood Plan Questionnaire⁵ was developed by a consortium working party and then localised by the Stockland Neighbourhood Plan Steering Group.

5.2 Purpose

The purpose of the Community Questionnaire was to:

- provide some feedback from work we have done on understanding the key issues for the area (i.e. help to set out some context)
- ask questions about some of the local issues which have come to light so far during the process
- ask questions to help fill gaps in our understanding of key local issues and problems
- ask about people's aspirations for their themselves and their neighbourhood

The questionnaire/survey was delivered to each household in the Parish.

Stockland Neighbourhood Plan NP Questionnaire	
Date(s)	Mid-July, with a closing date of 8 August. Returns were accepted a week beyond this.
Deliver Method(s)	Post
No. of questionnaires delivered	331 (1 per household)
No. of completed questionnaires returned	123
Return Options	Postage paid envelope or complete on-line

5.3 Who was consulted?

Everybody who lived, worked or visited Stockland Parish was welcome to complete the Community Questionnaire. It was posted to every dwelling in the Parish (see Appendix 5 for covering letter). All the members of the Steering Group had additional copies, intended for distribution to the public. The community of the Parish was notified of the Survey by flyers posted on the various notice boards in the Parish, the village hall and the local farm shop. Additionally questionnaires could be downloaded and printed from the parish website, or filled in online.

A flyer and posters were also produced to serve as a reminder in an attempt to maximise the response (see Appendix 6). A notice was also included in the July 2014 Parishes newsletter. It was also sent out on the Stockland Tree.

5.4 What did they say?

The consultant's Report of Survey included a set of initial conclusions for our attention. These were set out in themes as follows:

Natural Environment

- *The natural environment and features are of higher value than human features such as character of village settlements, country lanes and farming practices*

⁴ Catalyst is the consultancy arm of the Community Council of Devon

⁵ A copy of the questionnaire is included as Appendix 5 to this report. A separate report on the Stockland Community Survey 2014 has been available online since September 2014 and can be found at: <http://www.stockland.org.uk/ourplan>

- *Qualities such as tranquillity and dark skies are highly valued by the community*
- *Public footpaths, accessible woodland, turbaries and bridleways are important for the community to access and enjoy the surrounding countryside*

Built and Historic Environment

- *Design, size and location of new domestic buildings is the highest priority for the Plan*
- *There is also strong support preserving the character of local buildings and settlements, and design, size and location of new agricultural buildings*
- *There is enthusiasm for increasing the number of trees, particularly native species*

Energy and Low Carbon Alternatives

- *Solar panels on farm, commercial of domestic homes are the most preferred options*
- *Hydro-power was also widely supported*
- *Ground source heating was identified as an additional option*

Transport and Accessibility

- *Cycling is not popular within the parish, and there is little that could be done to change this*
- *Walking is very popular within the parish, however little can be done to encourage more*
- *Support was very high for decisions regarding visibility splays and the number of parking spaces for new properties to be taken within local area*
- *Support was also high for reducing unnecessary signage and street furniture*

Population and Housing

- *There was support for housing development, at a rate equal to that of the last fifteen years*
- *Support was high for new housing developments to be privately owned*
- *There was also strong support for more community led housing*
- *There was support for new housing to be barn conversions and semi-detached houses*
- *There was very little support for flats and converting shops to housing*

Economy and Employment

- *The majority of residents in employment commute outside the parish for employment*
- *There is a significant number of residents who work from home and more that would consider it*
- *There is very little interest in a local 'hot-desk' facility*
- *A pub and small retail units are identified as two amenities and local employment opportunities with the highest demand*

Community Facilities and Services

- *The amenities regularly used by the community are: farm shop, farm gate sales and the village hall*
- *The amenities that most respondents thought there was a need for are the Pub, Village/Community shop and Post Office*

5.5 How were the issues and concerns responded to?

The response to the Community Questionnaire was reported to the Parish Council on the 29th September 2014 and discussed at the Neighbourhood Plan Steering Group at its meeting on the 30th September 2014. The 'messages' from the community that came out of the survey were a key aspect of the process to develop a set of draft aims and objectives for the Neighbourhood Plan. To do this Steering Group met on a 'workshop' basis on two occasions during October 2014. The resultant set of draft aims and objectives, we believe, reflects fairly what local people told us through the Community Questionnaire 2014.

6 Community Context

Alongside the Community Questionnaire we have maintained a dialogue with community-based organisations, community groups and local businesses.

Our initial communication was aimed at ensuring that all such bodies were aware of neighbourhood planning in the area and had an opportunity to make a contribution. We also asked them to encourage their 'members' to participate in the neighbourhood planning process. A copy of the initial standard letters are included in Appendix 7. Further consultation letters (normally emails) reported on progress and invited comment.

6.1 Who was consulted?

A list of all bodies and businesses that were written to is included in Appendix 8. The dates and purpose of our communications is shown below:

Stockland Neighbourhood Plan NP Local Groups Consultation		
Date:	Method	Purpose:
June 2014	Letter/email	Inform groups of launch of NP and invite initial comments
January 2015	Letter/email	Inform groups of availability of 1 st draft Plan for comment
September 2015	Letter/email	Inform groups of pre-submission version and comments procedure

6.2 What did they say?

No direct responses were received on behalf of a local community or voluntary organisation except the Primary School Academy, with whom we also had direct discussions. We are aware however that many members of the local groups were aware of the neighbourhood planning process and contributed comments as individuals through the survey and at other consultation events.

6.3 How were the issues and concerns responded to?

The comments of the Stockland Academy were duly recorded and responded to see appendix 16 in particular.

7 Housing Needs Survey

It was decided that a local housing needs survey was required in order to determine the level of housing requirements that existed in the Parish. Our very local housing needs requirements could not be satisfactorily derived from the Strategic Housing Market Assessment that was being used by East Devon DC.

7.1 How we consulted?

Using the expertise of the Community Council of Devon and their standardised approach (*“approved by local planners”*⁶), a Housing Needs Survey was commissioned for Stockland by Stockland Parish Council. The purpose of the survey was to request a range of information on people’s housing requirements and concerns for the Parish and thereby understand more about local housing need and people’s aspirations. The survey was sent out on behalf of the Parish Council in August 2014. A response date of 31st October 2014 was given as a deadline. The Community Council of Devon then analysed the responses and published a report in November 2014.

7.2 Who was consulted?

Survey forms were posted out to every household in the parish area. Parishioners were able to return the completed forms in a reply-paid envelope.

The survey form was in two parts. The first part 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 part was designed to be completed by households with a need to move to affordable accommodation in the village within the next five years.

A letter or email was also sent to residents on the housing register (Devon Home Choice) who did not respond to the initial survey and those who gave insufficient information to assess their level of need. One further reply was received from one of the households on Devon Home Choice and has been taken into consideration.

311 surveys were delivered and 98 surveys were returned, which is a response rate of 31.5%. This, we are informed by our consultants, is an above average response rate (the average rate of reply is around 25%). Out of the 98 surveys returned, 6 were returned with part two completed.

7.3 What did they say?

The 2014 Housing Needs Survey identified two households in housing need who could not afford to buy or rent in the open market. The households in need meet the East Devon District Council local connection requirement, therefore indicating a small local need for two affordable homes within the next five years.

The other significant finding was that a majority of respondents, 73.3%, said they were in favour of a small housing development, 26.7% were against.

7.4 How were the issues and concerns responded to?

The results of the Survey were reported to the Parish Council on 7th January 2015 and discussed at a full meeting on the 26th January 2015. The Survey results were used by the Neighbourhood Plan Steering Group to assess local need and set a housing target for the Parish. A full report⁷ detailing the methodology of how the Steering Group has arrived at a housing target for the Parish, in conjunction with the CCD and EDDC, has also been produced and accompanies the Neighbourhood Plan as supporting information.

⁶ from CCD’s report on Housing Needs for Stockland

⁷ A full report of this consultation has been available online since December 2014 and can be found at:

<http://www.stockland.org.uk/ourplan>

An example of the letter and survey form used can be found at Appendix 9

8 Vision, Aims and Objectives Consultation

The Stockland Neighbourhood Plan Steering Group undertook work during October 2014 to analyse and interpret the information we had gathered and what we had been told through various surveys and consultation events. We used all this ‘evidence’ to prepare first a set of draft aims for the Neighbourhood Plan. These were then used to develop draft objectives and construct an overall vision statement.

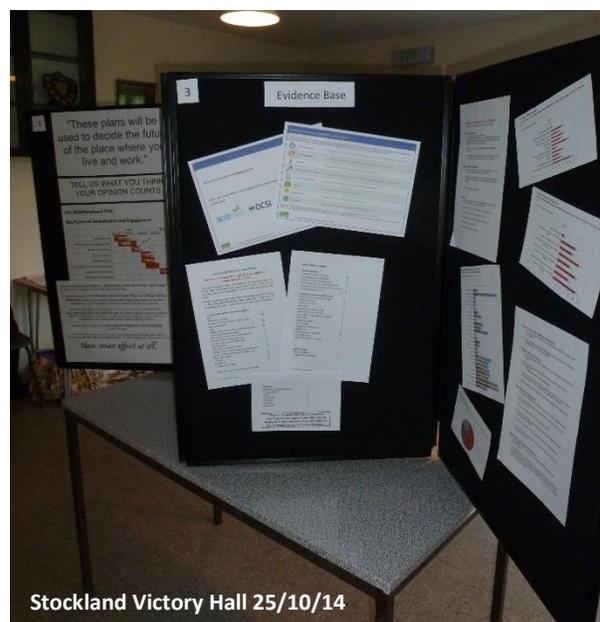
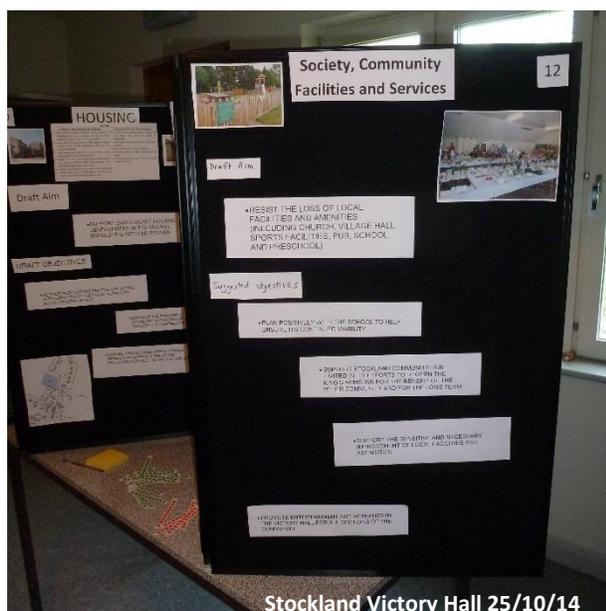
In October 2014, we held a community consultation which presented our draft vision, aims and objectives alongside the key neighbourhood planning and development issues and opportunities presented to us to date. The consultation also set out the key emerging themes for the Neighbourhood Plan. We asked the community if these set the right agenda and direction for the Plan. Our purpose was leave this phase of consultation with a good idea and some certainty as to the sorts of policies and proposals that the Plan should contain and, importantly, which the community support. From the consultation we also wanted to be in a position to draw-up options, where options were necessary, for certain policies and proposals that might be in the Plan.

Stockland Neighbourhood Plan NP Vision, Aims and Objectives	
Date(s)	Saturday October 25th 2014 from 9am to 6pm
Location(s)	Stockland Victory Hall
Attendance (Nos.)	50

8.1 Who was consulted?

The second community consultation for the Neighbourhood Plan was held on the 25th October 2014 at the Village Hall. This purposely coincided with the monthly country market (10:00am - 12 noon) and a pop-up-pub between 12 noon and 3:00pm. The whole Parish was made aware of the consultation event by a poster on local noticeboards (see Appendix 10) and a letter sent to every household and business in the Parish (see Appendix 11).

Around 50 residents took the opportunity to view the information displayed and comment on the draft vision, aims and objectives.



8.2 What did they say?

Overall, people were very positive about what was shown. The feedback we received was generally consistent with the answers provided to the Community Questionnaire and initial feedback to the launch event. Many of the draft aims and objectives we offered received a ringing endorsement from those that attended, especially relating to:

- Protecting and enhancing our special natural and built environment
- Keeping development to an appropriate scale
- Saving the local pub
- High speed broadband
- And advancing but controlling renewable energy development

8.3 How were the issues and concerns responded to?

A report of the response received at the Aims and Objectives drop-in event⁸ was prepared for the Neighbourhood Plan Steering Group to consider. Following reflection and discussion by the Steering Group at its meeting on 4th November 2014, it was agreed to amend two of the aims (relating to transport matters and energy) and re-word a number of the draft objectives to better reflect what local people had told us. An additional aim relating to transport was also added in response to the consultation. A revised set of aims and objectives along with our vision statement were then reported to the Parish Council at its meeting on the 24th November 2014 and used as the basis of developing our Neighbourhood Plan policies.

⁸ A fuller report of this consultation has been available online since November 2014 and can be found at: <http://www.stockland.org.uk/ourplan>

Further details of the Vision, Aims and Objectives Consultation Event are included as Appendix 10

9. 1st Draft Plan Consultation

Stockland Parish Council decided that it would to carry out a limited consultation on the first draft of the Neighbourhood Plan prior to the formal Regulation 14 Pre-submission consultation stage. The first version of the Neighbourhood Plan had been drafted during November and December 2014. The policies therein had been developed from the revised aims and objectives. This first draft was shared with those organisations that we wished to have an early response from i.e. East Devon DC, Blackdown Hills AONB and after amendments it was circulated amongst the members of the Steering Group and for comment.

Stockland Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	January 2015
Method(s)	Email with attachment
Stakeholders (Nos. sent out)	8
Response (Nos.)	3

9.1 Who was consulted?

Our first draft Neighbourhood Plan was circulated to those involved with the Steering Group on the basis that:

- it would give them an opportunity to review how the response to the previous consultation, on the aims and objectives, had been taken into account and informed policy development and
- provide an opportunity for the more informed local people to help contribute to the purpose and content of the draft policies before they became subject to formal consultation

9.2 What did they say?

The response at this informal stage we received came largely from members of the Steering Group. These, along with comments and the response from East Devon DC, the Public Rights of Way Section of Devon County Council and the initial sustainability appraisal we had carried out, were reported to the Steering Group via a schedule of comments. All the comments were considered to be constructive and helpful.

9.3 How were the issues and concerns responded to?

A review of the comments received led to a number of changes in the text of policies or the supporting statements. In a few instances we decided not to accept a proposed change. Our reason, in every case, was documented in a 'Schedule of Comments and Changes' to the 1st draft Plan that was published on our website. The product was a 'pre-submission draft Plan' that we felt was ready for wider community consultation.



10 Pre-submission Stage Consultation

Every effort was made to share the pre-submission version of the Neighbourhood Plan with the community at large. There were two publicised periods of consultation during 2015 when local people were encouraged to comment on the draft Plan. The Steering Group first circulated a letter and response form (see Appendix 11) to all resident dwellings and businesses within the Neighbourhood Plan Area in January 2015. A second period of consultation, from the 19th September 2015 to 31st October 2015, was carried out in accordance with the requirements of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

10.1 Who was Consulted?

Regulation 14 is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

All of the residents and businesses within the Parish were consulted together with a range of statutory bodies. A copy of the plan was also sent to the Local Planning Authority, East Devon DC, although its officers had been involved in the consultation process and finalising the draft plan.

10.2 How were they Consulted?

Our first round of pre-submission consultation involved circulating a letter and response form to all resident dwellings and businesses within the Neighbourhood Plan Area during January 2015. This directed people to an online copy of the pre-submission Plan (version dated February 2015); or hard copies, which could be viewed at various locations in the Parish; or an individual copy could be requested.

A flyer and posters were used to make the community aware of the availability of the pre-submission version of the Plan. It advertised the availability of the plan on the website and also the fact that all members of the steering committee had several copies available for local people who could not access the website. The flyers were put on each of the Parish notice boards, they were available in the village hall and from the local farm shop. A copy of the flyer was also put in the Parishes paper.

The Plan was also sent by email to a list of local bodies and groups (See Appendix 12) with explanation of what was required for the consultation and the date when responses were required by. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made.

The response to the first 'round' of pre-submission consultation in January-February 2015 was very low. (The responses we received can be seen in Appendix 13). As a result, it was decided to continue the consultation process to engage directly with local residents at community-type events to increase awareness of the draft Neighbourhood Plan and run the Regulation 14 consultation during September and October 2015. It was agreed to address the comments from the January-February 2015 consultation at the same time as dealing with those from the Regulation 14 consultation.

Prior to the commencement of the Regulation 14 consultation period, two awareness and consultation events were held in Stockland Village Hall on Saturday 29th August 2015. These were used to help launch the Stockland Neighbourhood Plan pre-submission consultation process. Members of the Steering Group attended the monthly market at the Village Hall held between 10 and 12am. They spoke with most of the people attending the market to explain the stage the Plan was at. Many people took the time to view the Plan and some people took a copy of the Plan and the feedback form away with them. Approximately 50 people attended the market.

The second event was a fish and chip and pop-up-pub which took place in the evening of Saturday 29th August 2015 evening. Again members of the Steering Group spoke to many people from the community about the Neighbourhood Plan. Many people took copies of the Plan together with the feedback form away with them. Approximately 100 people attended the Village Hall in the evening.



Statutory consultation on the pre-submission version of the Neighbourhood Plan (dated 28th August 2015), in accordance with the requirements of Regulation 14, took place over the six week period from 19th September 2015 to 31st October 2015. The consultation was widely publicised across the Parish; local community and voluntary groups were written to; and public consultation events were held. Similar flyers, posters and letters were used as for the January - February 2015 consultation.

Printed copies of the Plan were given specifically to people who didn't have internet access. We also handed out flyers to people with internet access explaining how they could view the Plan on the Stockland village website and how to send us their comments.

10.3 What did the Consultees say?

Across the two pre-submission consultations, total of 39 comments was received from 14 members of the general public and local businesses. A summary of the comments we received and our reaction to them is set out at Appendix 13.

11 Conclusions

The level of community consultation and engagement undertaken during the production of the Stockland Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of people and interests from within our community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Stockland Parish Neighbourhood Plan Consultation, Engagement and Communication Plan

Introduction

Stockland Parish is developing a Neighbourhood Plan for its area. This is a new type of plan which allows the local community to set out land use planning policies and a strategy for how the area should change (or not) in the future. When the Plan is formally agreed (or 'made'), having gone through thorough consultation and independent scrutiny, it will become a statutory development plan and therefore have considerable weight in the decision making process. The Neighbourhood Plan must conform to the strategic planning policies set by the local planning authority in its Local Plan and accept the levels of housing growth (as a minimum) identified by that Local Plan.

The development of the Neighbourhood Plan is being driven by both the Parish Council and the local community: the people who live and work in the area. As we share a set of issues with our neighbours we are working together with nine other parishes across the East Devon part of the Blackdown Hills Area of Outstanding Natural Beauty so that we can produce plans which have many elements in common.

As it is *the community's plan* it is essential that there is effective consultation, engagement and communication between those steering the development of the Plan and those living and working in the area, from the start of the process through to the end.

This document sets out the relationship between the development of the Neighbourhood Plan and consultation and engagement, identifying who, when and how people, organisations and other stakeholders will be consulted.

Our Principles

We have set out a number of principles which underpin our desire for balanced and effective consultation, engagement and communication. These are:

- ▶ To be **transparent** and open in what we do
- ▶ To **listen** to our community
- ▶ To keep people **informed** using different methods of communication as appropriate
- ▶ To make sure that information is readily **accessible**
- ▶ To **reach as many people, groups, organisations and sections of the community as possible**, to invite them to get involved, keep them informed and raise awareness
- ▶ To be **proportionate** in the amount and type of consultation we do and avoid consultation fatigue
- ▶ To share and present information to a good quality, but which represents **value for money** and respects the availability of resources
- ▶ Keep a **record of consultation and engagement** activity and results from those exercises

Neighbourhood Area

The area of the Parish being planned for excludes any 'strategic allocations' for development being planned for and delivered through the Local Plan by East Devon District Council. The neighbourhood area has been

confirmed through an application to the local authority (which included public consultation on the proposed area)⁹.

The neighbourhood area being planned for through the Neighbourhood Plan is defined by our parish boundary¹⁰.

Steering Group

The Neighbourhood Plan for Stockland is being developed by a Steering Group comprising members of the local community, Parish Council and the Parish Clerk. This Steering Group operates flexibly, meeting if and when necessary but also dealing with key outputs during the process via email.

Other key stakeholders will be invited to provide input into the Plan’s development. These will include officers of East Devon District Council (who can provide planning and other expertise held by the Council) and officers from the Blackdown Hills Area of Outstanding Natural Beauty. These invited stakeholders, if in attendance at Steering Group meetings, will not have voting rights or decision making responsibilities, which rest with the full members of the Steering Group in consultation with the local community. Terms of Reference have been developed for the Group and can be seen on the village website www.stockland.org.uk

The Neighbourhood Plan is the community’s plan. As a Steering Group we are continuing to seek residents within the Parish to get involved during key tasks or parts of the process or in a more central role and capacity either as part of the Steering Group or its task and topic groups. (If you are interested in getting involved, please contact us via the Clerk, Cathy Gardner or any member of the Steering Group.)

Timetable for Producing the Neighbourhood Plan

The development of the Neighbourhood Plan has to go through a number of preparation stages that are required to ensure that a robust strategy with appropriate policies relating to land use is developed. The key stages of the Neighbourhood Plan are reproduced in fig.1.

The project plan in fig. 1 sets out the sequential process to be followed and a provisional timetable. It is possible that timescales could be reduced should additional volunteers and resource be identified during the process. Conversely, the timetable may need to extend depending, for instance, on the breadth and complexity of the issues that the process identifies and our capacity to undertake the required work. Our timetable will be kept under review and adjusted as necessary in the light of experience and progress.

Figure 1 – Key Stages for the Development of the Neighbourhood Plan

NP Project Plan	2014			2015	
	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Getting Started	■	■			
Identify Issues and Opportunities		■			
Vision and Objectives			■		
Generate Options			■		
Prepare draft plan			■	■	
Consultation and submission of Plan				■	
Independent Examination					■
Referendum and Adoption					■

How we will Consult and Communicate Information

⁹ See the following link for further details http://www.eastdevon.gov.uk/planning-neighbourhood_plans

¹⁰ A map of this boundary can be viewed via the following link http://www.eastdevon.gov.uk/planning-neighbourhood_plans

We will consult and communicate with our community (both residents and businesses) through a variety of methods as appropriate. These will include the following:

- ▶ consultation events, exhibitions and meetings in the Victory Hall, Stockland
- ▶ face-to-face meetings with and presentations to organisations, groups and other stakeholders as required
- ▶ representation at existing community events
- ▶ articles in the Parishes Paper
- ▶ notices and bulletins on Parish Council and public notice-boards
- ▶ the Stockland Tree email alert
- ▶ fliers placed in local shops and pubs
- ▶ our website www.stockland.org.uk
- ▶ press releases and articles in the local newspapers (“View from” Honiton and Axminster)
- ▶ school emails to parents
- ▶ by post if necessary (e.g. questionnaires)
- ▶ direct communication via email with those who wish to be on our Neighbourhood Plan news contact list

We are willing to come and talk to community groups and organisations at their meetings about the Neighbourhood Plan on request.

Who we will Consult

The list of those who we wish to consult is extensive and will not be restricted. Our initial list of consultees is set out in Appendix 1. It includes both those with a local and those with a more strategic interest or role in the parish. This list is not intended to be exhaustive and other stakeholders and consultees will be added during the development of the Plan. We will be contacting these consultees at the start of the process to inform them of what we are doing and ask for their thoughts on the key issues they see for the parish as relevant to them.

Individuals are not identified in this list, but where possible, individual contact officers and representatives of stakeholder organisations will be contacted rather than using generic contact details. When we are undertaking formal consultation on the submission draft of the Plan we will notify all statutory consultees on the Government’s regulations at the time of submission, although many of those are already included in Appendix 1.

Consultees will initially be notified in writing that we have commenced the process of developing our Neighbourhood Plan and that we will contact them again several times during the process. Appendix 1 will be maintained as a checklist to help ensure that we have consulted and communicated as widely as possible.

Our consultation list will be kept under review and updated periodically. If your organisation or group is not on the list above and would like to be, please contact the Parish Clerk, via email at clerk@stockland.eastdevon.gov.uk or by phone on XXXXXX.

When we will Consult (key periods of consultation)

We will use an open door principle and approach to consultation and engagement with the local community in developing the Neighbourhood Plan. We will encourage and welcome comment and opinion throughout the plan development process.

There are however several key points of consultation and community engagement which are highlighted on the key milestones diagram. These are set out as we anticipate in accordance with the overall project plan. However, as the plan develops, there could be changes to some of the timings as explained above.

Figure 2 - Key Points of Consultation and Engagement

	2014			2015	
	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Getting Started		★ Launch Events			
Identify Issues and Opportunities	★	★			
Vision and Objectives	★ Surveys		★		
Generate Options		★ Themes		★	
Prepare draft plan			★	★ Priorities	
Consultation and Submission of Plan				★	★ Draft Plan
Independent Examination					★
Referendum and Adoption					★ Approval

Neighbourhood Area Designation

What: This is a formal part of the process. The ‘Neighbourhood Area’ must be confirmed by the local planning authority following an application by the Parish Council to have the ‘right’ to develop a Neighbourhood Plan in its area. A 6 week consultation period follows the application during which responses of support, comment or objection to the area proposed can be submitted. The local authority has to have ‘sound planning reasons’ to amend the area applied for.

When: Stockland Parish was designated as a Neighbourhood Area on 30 October 2013 by EDDC

Launch Publicity

What: We will publicise the start of the neighbourhood planning process. Our purpose is to:

- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the Steering Group and who is on it and why
- emphasise the commitment to consult at key stages in the process
- give details of how to find out information, keep in touch with progress and make contact
- make a call for volunteers

Method: We will use the widest variety of mediums and outlets to get the message out, that this is a plan for the whole community, which should involve the whole community.

When: Annual Parish Meeting, 20 May 2014 and publicity as listed above (Parishes Paper, website, noticeboards etc.)

Launch Event

What: We will launch the neighbourhood plan process by holding an exhibition at which we will:

- explain the neighbourhood planning process and progress so far
- give local people an opportunity to ask questions
- encourage people to tell us what they think are the key issues and opportunities that neighbourhood planning should focus on
- encourage people to get involved and come and help

Method: Exhibition boards will be prepared and put on display in an accessible location within the parish. The exhibition will be manned at all times by someone who can provide visitors with information and explanation.

When: 6-8 June 2014, in the village hall

Community Survey

What: We will issue a community questionnaire which will:

- provide feedback from the work we have done on understanding the key issues and opportunities for the area (i.e. help to provide some context)
- ask opinion about the local issues which have come to light so far during the process

- ask questions to help fill gaps in our understanding of key local issues and problems

Method: A questionnaire will be delivered to every household in the Parish by post and can be returned by post, email, online or dropped off at a local collection point.

When: June/July 2014

Vision and Objectives Consultation

What: We will hold a consultation which draws together all that we have found out from gathering evidence and other consultations and set out the key issues presented to us to date.

- To share the response from consultations and surveys to date
- To share the main findings and conclusions from the evidence base
- To test our conclusions on the bigger issues and main themes
- share a draft vision and objectives for the Portland Neighbourhood Plan
- To encourage and facilitate debate where it is need
- To carry out specific consultations with interest groups to fill in the gaps in our knowledge and understanding

Method: *This will be designed and detailed in due course to suit the purpose and situation and taking into account the effectiveness of previous consultation methods.*

When: September / October 2014

Options Consultation / Event

What: Having determined the Vision and Objectives and confirmed the main themes for the Plan we will present options for the plan's policies and proposals to the community to get views on which option is the most appropriate. This will be particularly important if the Plan deals with development issues and land allocations for things like housing. We will seek confirmation during this process of the community's preferred option for the Plan.

Method: *This will be designed and detailed in due course to suit the purpose and situation and taking into account the effectiveness of previous consultation methods.* The options consultation may not be additional to that held for the Vision and Objectives if there are only a few options to consider and the plan does not propose to deal with development allocations.

When: December / January (if necessary)

Pre-submission Consultation

What: We will carry-out the formally required minimum 6 week consultation on the Plan that we wish to see examined prior to approval and referendum. This will be a chance to submit formal written 'representations' on the Plan and strategic and statutory consultees to the planning system will also be asked for their views. Following this, we will consider comments submitted and decide if they require changes to be made to the Plan as it proceeds to Examination by an independent Inspector.

Method: *to be determined*

When: to commence at a point between January and March 2015 depending on content and preceding process.

Next Steps

This Consultation and Engagement Plan will be kept under review during the development of the Neighbourhood Plan. It will be supplemented during the development of the Neighbourhood Plan by details of consultations held and summaries of findings from those consultations, so that a statement of consultation and engagement undertaken can be submitted for Examination as part of the evidence behind the Neighbourhood Plan.

Do you live in Stockland parish?

You may use Dalwood, Cotleigh, Wilmington or Stockland in your address.

Stockland parish includes addresses with postcodes:

EX13	EX14								
7HH	9BP	9BY	9DF	9DR	9EF	9EQ	9EX	9JA	9LG
7HJ	9BR	9BZ	9DG	9DS	9EG	9ER	9EY	9JB	9LH
7HL	9BS	9DA	9DH	9DT	9EH	9ES	9EZ	9JD	9LJ
7HN	9BT	9DB	9DJ	9DU	9EJ	9ET	9HR	9JZ	9LL
7HQ	9BU	9DD	9DN	9DX	9EL	9EU	9HS	9LA	9NH
7HW	9BX	9DE	9DQ	9DY	9EN	9EW	9HZ	9LF	

Stockland Neighbourhood Plan Consultation

Residents of Stockland parish are invited to contribute to the development of a Neighbourhood Plan. We are doing this alongside 9 other parishes in the Blackdown Hills AONB. The plan will influence the development of the parish over the next five years. Is there something you would like to protect? Something you would like to permit? Something you would not like to see? A facility you think we need?

To learn more about the planning process and how you can contribute, come along to the first consultation event in Stockland Victory Hall:

Friday 6th June 2–8pm
Saturday 7th June 10am–6pm
Sunday 8th June 10–12am and 2–4pm

It's our plan – have your say!



For more information please contact:

Cathy Gardner
 Clerk to Stockland Parish Council
 01404 881xxx
clerk@stockland.eastdevon.gov.uk

Appendix 3

Stockland Neighbourhood Plan Launch Article for “View from Honiton and Axminster”

Do you live in Stockland Parish?

Look out for ways to get involved in the Stockland Neighbourhood Plan

The Department for Communities and Local Government has made £10.5m available to provide support and grants to help hundreds of areas across the country create neighbourhood plans. This intended to give communities more of a say in the development of their local area (within certain limits and parameters).

These plans will be used to decide the future of the places where you live and work.

Neighbourhood plans relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.

Before being adopted, the final draft plan will be subject to examination and referendum. It will then form part of the Local Development Plan. This statutory status gives Neighbourhood Plans far more weight than parish plans, community plans and village design statements. - See more at: <http://mycommunityrights.org.uk>

Stockland parish, along with 9 others in the Blackdown Hills AONB, is about to start a Neighbourhood Plan. There are events coming up and you will also be getting a survey form through your door in due course.

Please use your voice and have your say

If you would like to know more about the process, keep an eye on www.stockland.org Times for the consultation are advertised here.

First exhibition and consultation: June 6-8 2014, Victory Hall, Stockland
(Fri 2-8pm; Sat 10am-6pm; Sun 10-12am and 2-4pm)

Stockland Parish Neighbourhood Plan Questionnaire

Neighbourhood planning is an opportunity for all of us to influence how and why development will take place in our parish. Please take the time to fill in your questionnaire and be a part of this process

This questionnaire has been designed to help the Steering Group understand what is most important to you and what our Neighbourhood Plan should focus upon. We have taken into account comments made at the launch event (June 6-8). Please note that, in order to keep costs down, we are sharing questions with other parishes. This means that some of the options listed may not apply to Stockland but have been included for the benefit of others. Answers will be collated anonymously by the Community Council of Devon.

As a 'thank you' for completing and submitting a questionnaire there is the chance of winning one of three cash prizes of £100!

Our Neighbourhood Plan

Our plan will set out a vision for what the parish should be like to live and work in over the next fifteen years and how that vision can be achieved. The process of producing the plan will include a series of consultations when we will try to reach everyone in the community.

Our plan must conform to East Devon District Council, Devon County Council and national policies but it can put in place more detailed local planning policies relating to infrastructure, economic, housing and other development where the community thinks it is necessary or beneficial to do so. Our plan will go before an independent examiner and then be subject to a referendum. In order for it to be adopted, under the regulations in the Localism Act 2011, over 50% of those voting must be in favour. Once approved, it will form part of the Statutory Development Plan for the area and will influence development and planning permissions for the parish.

It is therefore important that you make your views known, so that they can be reflected in the final plan: submit your form by 8th August

Please fill in this questionnaire and return it to CCD in the reply paid envelope or you can complete the form online by using the link on the village website, www.stockland.org.uk/ourplan You will find information on the Stockland Neighbourhood Plan Steering Group and the planning process on this web page. More copies can also be obtained from the Parish Clerk. The questionnaire should be self-explanatory but if you encounter any difficulties please contact the Parish Clerk, Cathy Gardner: 01404 881xxx or clerk@stockland.eastdevon.gov.uk

Thank you for taking the time to USE YOUR VOICE & HAVE YOUR SAY!

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Thank you for taking the time to USE YOUR VOICE & HAVE YOUR SAY!

THE NATURAL ENVIRONMENT

The Blackdown Hills are a beautiful landscape in which to live, work and play.

1. In your view, which of these qualities make the Blackdown Hills a special place?

(PLEASE TICK YOUR TOP FIVE)

- | | |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input type="checkbox"/> Distinctive landscape, views and scenery | <input type="checkbox"/> Tranquillity |
| <input type="checkbox"/> Traditional farming practices | <input type="checkbox"/> Country lanes |
| <input type="checkbox"/> Woodland | <input type="checkbox"/> Devon banks and hedgerows |
| <input type="checkbox"/> Biodiversity (flora and fauna) | <input type="checkbox"/> Character of village centres and settlements |
| <input type="checkbox"/> Distinctive, traditional building styles | <input type="checkbox"/> Dark skies with bright stars (lack of light pollution) |
| <input type="checkbox"/> Other, please specify: | |
-

2. Which of the following do you feel are important to enable you to access and enjoy the local countryside?

(PLEASE TICK ALL THAT APPLY)

- | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Public Footpaths | <input type="checkbox"/> Off-road cycle paths and green lanes |
| <input type="checkbox"/> Bridleways | <input type="checkbox"/> Commons |
| <input type="checkbox"/> Woodland and forestry (where open to public) | <input type="checkbox"/> Turbaries |
| <input type="checkbox"/> Other, please specify: | |
-

BUILT AND HISTORIC ENVIRONMENT

Part of the character of our parish is due to the buildings. These have evolved over centuries, with older buildings being updated or extended and new buildings added as required.

3. What priorities do you think our Neighbourhood Plan should focus on?

(PLEASE TICK YOUR TOP FIVE)

- Design, size and location of new domestic buildings
 - Design, size and location of domestic extensions
 - Design, size and location of new agricultural buildings
 - Design, size and location of new industrial units
 - Preserving the overall character of local buildings and settlements
 - Preserving archeologically important sites
 - Reducing flood risk to new and current housing sites
 - Other, please specify:
-

4. Stockland village already has a conservation area to help preserve its appearance and character. Do you think another hamlet would benefit from the designation of a conservation area?

- Yes No If yes, which one?

Trees are essential in our residential environment because they absorb pollution, provide shade and shelter, a haven for wildlife, create attractive settings, calm traffic, produce edible fruit and nuts, and reduce storm water runoff.

5. Please tell us where, if anywhere, you would like to see more trees being planted in our built and natural environment? (PLEASE TICK ALL THAT APPLY)

Place	Fruit and nut trees (apple, cherry, etc.)	Native species (oak, ash, etc.)	Non-native (climate change & landscaping)
New developments			
Private gardens			
Residential streets			
Industrial areas			
Rural highway verges			
School playing fields			
Public open spaces			
Rural farm hedge banks			
Screening agricultural buildings			
Farmland and woodland			

ENERGY AND LOW CARBON ALTERNATIVES

We are all aware of the steady increase in energy costs. Encouraging local forms of energy production, with less reliance upon costly fossil fuels will be beneficial for us all.

6. Which, if any, of the following technologies are you supportive of being installed sensitively in your parish? (PLEASE TICK ALL THAT APPLY)

- Small wind turbine under 25 metres (82ft)
- Large wind turbine 25-100 metres (82-328ft)
- Solar panels on homes
- Solar panels - agricultural land (small scale rotating or fixed vertical array)
- Solar panels - agricultural land (whole fields)
- None of the above
- Hydro power (e.g. using streams / rivers)
- Solar panels on farm or commercial buildings
- Solar hot water tubes on homes
- Other, please specify:

7. Do you cycle to access local facilities, to work, or to visit friends?

Daily Weekly Monthly Less Often Never

8. What would encourage you to cycle more?

Improved cycle ways Reduced speed of traffic
 Size or weight restrictions on vehicles Nothing Other, please specify:

9. Do you walk to access local facilities, to work, or to visit friends?

Daily Weekly Monthly Less Often Never

10. What would encourage you to walk more?

Improved pedestrian footpaths Reduced speed limit of traffic
 Size or weight restrictions on vehicles Nothing
 Other, please specify:

A 'visibility splay' is an area clear of obstruction to allow drivers to see traffic coming when turning on to a road. Where there is new development national guidance on splay sizes may require the removal of Devon banks, hedgerows and trees.

11. Should visibility splays be decided upon locally, (in consultation with Devon County Council Highways and East Devon District Council) to ensure character of our villages and lanes is balanced with safety?

Yes No Unsure

12. Would you prefer decisions regarding the number of parking spaces for new houses to be taken within the local area, in consultation with DCC Highways and East Devon District Council?

Yes No Unsure

13. Do you think the character of our settlements and lanes could be enhanced by reducing unnecessary signage and street furniture?

Yes No Unsure

Developing our local economy could bring many economic and employment benefits to our parish. To enable this we need to think about what types of local employment we wish to encourage, and what needs to be done to support this.

18. If you are currently in employment, how far do you travel to your place of work?

- Work from home
 Less than one hour journey
- Within the parish
 More than one hour journey

19. Have you considered starting a business from home?

- Yes
 No
 Already do

20. Have you considered working from home?

- Yes
 No
 Already do

21. Would you be interested in using a local 'hot desk' facility (i.e. fully equipped local office space available for rent on a weekly, daily or hourly rate)?

- Yes
 No
 Already do

22. Would you welcome any of the following to support local employment opportunities?

PLEASE TICK ALL THAT APPLY

- Small retail units e.g. village or community shop
 Work and live light industrial units
 Small industrial units / artisan units
 Conversion of barns to workspace
 Expanding traditional agricultural enterprises
 Other, please specify:
- Retail with living accommodation
 Provision of a local work hub ('hot desking')
 Farm shop
 Faster broadband connection
 Large scale intensive agriculture and horticulture
-

23. What, if any, forms of small scale tourism related building or land use do you welcome in our parish?

(PLEASE TICK ALL THAT APPLY)

- Yurt / teepee / Shepherds hut / Glamping etc
 Small caravanning site (5 vans or less)
 Pubs / restaurants / cafes
 Self-catering accommodation
- Traditional small camping site (five tents or less)
 Small hotel / Bed and Breakfast
 Museums and Galleries
 Other, please specify:
-

24. Do you feel the historic airfields of the Blackdown Hills are important assets to preserve?

- Yes
 No
 unsure

SOCIETY, COMMUNITY FACILITIES AND SERVICES

Below is a list of services or facilities that you may use, either in our parish or nearby, we would like to know how often you use these. The second question addresses your desire for the provision of facilities not currently available in our parish.

Type of amenity	Question 25					Question 26	
	How often do you use any of the listed amenities?					If this amenity is not available in our parish, do you think there is a need for it?	
	Never	Daily	Weekly	Monthly	Less often	Yes	No
Village / community shop							
Farm shop							
Farm gate sales e.g. eggs							
Post office							
Petrol station							
Pub							
Pharmacy							
Doctors surgery							
Place of worship							
Youth club							
Childcare – home based							
Preschool or nursery							
Primary school							
Allotments							
Community orchard							
Park or recreation field							
Football / cricket pitch							
Tennis court							
Bowling green							
Play area (under 5s)							
Dog walking area							
BMX track							
Skate park/ramps/half pipe							
Multi-use games area							
Bus shelter							
Village / community hall							
Swimming pool							

27. Do you use the internet...
(PLEASE TICK ALL THAT APPLY)

to work from home parish

to work at a business premises within the parish

for personal shopping, banking, groceries etc.

to video call, email or social media friends and family

for entertainment

not at all

28. Do you think the internet adds new possibilities to rural living for you in terms of:
(PLEASE TICK ALL THAT APPLY)

- | | |
|-------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Working from home | <input type="checkbox"/> Shopping and services (banking, insurance etc.) |
| <input type="checkbox"/> Engaging with local services | <input type="checkbox"/> Communicating with friends and family |
| <input type="checkbox"/> Running a business locally | <input type="checkbox"/> Entertainment |
| <input type="checkbox"/> Other, please specify: | <input type="checkbox"/> None of the above |

PERSONAL SITUATION

29. Which age group are you and other members of your household in?
PLEASE PUT A NUMBER WHERE THERE ARE MORE THAN ONE PERSON IN AN AGE BRACKET

- | | | | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> 0-4 | <input type="checkbox"/> 5-9 | <input type="checkbox"/> 10-14 | <input type="checkbox"/> 15-19 | <input type="checkbox"/> 20-24 | <input type="checkbox"/> 25-29 | <input type="checkbox"/> |
| 30-34 | | | | | | |
| <input type="checkbox"/> 35-39 | <input type="checkbox"/> 40-44 | <input type="checkbox"/> 45-49 | <input type="checkbox"/> 50-54 | <input type="checkbox"/> 55-59 | <input type="checkbox"/> 60-64 | <input type="checkbox"/> 65-69 |
| <input type="checkbox"/> 70-74 | <input type="checkbox"/> 75-79 | <input type="checkbox"/> 80-84 | <input type="checkbox"/> 85-89 | <input type="checkbox"/> 90+ | | |

30. Are you...

- | | |
|-------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> in full time education | <input type="checkbox"/> in full time work |
| <input type="checkbox"/> in part-time work | <input type="checkbox"/> a full time carer (for children or adults) |
| <input type="checkbox"/> unemployed | <input type="checkbox"/> retired |
| <input type="checkbox"/> homemaker | <input type="checkbox"/> other, please specify: |

31. How long have you lived in the parish?

- | | | | | |
|------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> 0-5 years | <input type="checkbox"/> 6-10 years | <input type="checkbox"/> 11-20 years | <input type="checkbox"/> 21-30 years | <input type="checkbox"/> 31+ years |
|------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|------------------------------------|

Personal Details

Please note: Responses will be analysed by the Community Council of Devon and will not be looked at individually. We will not pass on your details to anyone, but to be entered in the prize draw please leave your details below. ***REQUIRED FOR DRAW ENTRY**

*Name:

*Address and postcode:

*Email address (if you have one):

Please make sure everyone in the household completes a questionnaire for more chances to win a cash prize!

Thank you for your time!

PLEASE RETURN BY 8 AUGUST TO ENTER THE PRIZE DRAW!

Stockland Neighbourhood Plan Consultation

Have you completed your questionnaire yet?



Residents of Stockland parish should have received a questionnaire through the post recently. Neighbourhood planning is an opportunity for all of us to influence how and why development will take place in our parish. Please take the time to fill in your questionnaire, post it back for free and be part of this process.

Alternatively, visit www.stockland.org.uk/ourplan and use the link provided to complete the questionnaire online. Every resident of the parish can complete one!

Return your form by 8th August
Need more forms?

You can obtain more copies of the form from:

Cathy Gardner, Clerk to Stockland Parish Council 01404 881xxx clerk@stockland.eastdevon.gov.uk

To learn more about the planning process and how you can contribute, visit:

www.stockland.org.uk/ourplan

Completed forms (with a name and address) will be entered into a draw for a chance to win one of three £100 cash prizes*



It's our plan – have your say!

Respond by 8th August

*Cheques will be sent to the winners on behalf of the Stockland Neighbourhood Planning Team by the Community Council of Devon who are managing this process as well as analysing the results. Members of the Steering Group and their families are not eligible to enter the draw. Answers to the questionnaire will be handled anonymously.

Dear

Stockland Neighbourhood Plan

Work in preparation of the Neighbourhood Plan is now well under way. It is the Parish Council's aim to have a Neighbourhood Plan in place by the middle of 2015. I am writing to invite your organisation to contribute to the planning process and be kept informed of progress.

A neighbourhood plan is the prerogative of every town and parish council in England. The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to East Devon District Council's Local Plan. A neighbourhood plan can cover any aspect of future development we deem needs a more local policy putting in place. We can decide to have a wide-ranging set of neighbourhood policies or just deal with one or two matters. Our policies can be detailed or simply set general principles for development.

What is important is that the Neighbourhood Plan for our area reflects the wishes and aspirations of the community. Every adult will have an opportunity to vote for the Plan at a referendum before it becomes a statutory planning document. We also intend to ensure that all those who live or work in the parish are able to help determine the scope of the Plan and contribute to its preparation via an extensive consultation process over the next 9 months.

We are presently gathering facts and evidence in order to understand better how our neighbourhood and communities function and what local people think about life in Stockland today and their hopes for the future. We are preparing to send a questionnaire to every household in early summer.

By this letter, we are also inviting every community and voluntary organisation to make a preliminary contribution to the planning process by letting us have your perspective on:

- What is good and not so good about the parish today?
- What could be done to make the parish a better place to live and work?
- What, if anything is preventing your organisation from functioning as it would wish?
- Your organisation's needs for different or better accommodation or more space in future?
- What you hope we might tackle through the Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter, if possible by the end of June 2014.

It would also help us to keep in touch with you and canvas your opinion if you would let us have a named contact and email address.

Many thanks in anticipation

Parish Clerk

Appendix 8

Stockland Neighbourhood Plan Community Organisation and Groups & Local Businesses– Contact List

Farmers
Heathstock Farm
Mount Pleasant Farm
Seavington Farm
Goran Farm
Broadhayes Farm
Aller Farm
Businesses
Royal Oak Shop and PYO
Colystock Kitchens
Corrymoor Socks
Rising Sun Kennels
Blackdown Shoot
Feather Down
Software Science
Others
Stockland Primary Academy
Stockland and Yarcombe Pre-school
Village Hall Committee
Stockland Women's Activity Group (SWAG)
St Michael and All Angels Church
Tennis Club
Yarcombe & Stockland Cricket Club
Ladies Skittles Team
Men's Skittles Team
Stockland Horticultural Society
Stockland Book Club
Stitch and Bitch (Craft Group)
Police Community Support Officer



Community Council of Devon
First Floor 3/4 Cranmere Court
Lustleigh Close
Exeter EX2 8PW

All residents of the Parish of Stockland

IAlexander@devonrcc.org.uk

Dear Parishioner,

Is there a need for affordable homes in the Parish of Stockland?

Stockland Parish Council wishes to establish the extent of housing need in the Parish. The best way to identify the requirements is to carry out a Housing Needs Survey. The report is designed to identify specific housing need within the parish and will be produced by the Community Council of Devon who are an independent charitable trust.

PLEASE NOTE THIS SURVEY IS SEPARATE AND IN ADDITION TO THE RECENT NEIGHBOURHOOD PLAN SURVEY AND CONCENTRATES PURELY ON AFFORDABLE HOUSING

Whether you consider yourself in need or not, the information you provide is very important, so please spend a few minutes filling in the form. The information provided will greatly assist decision making by the Parish and District Councils.

None of the personal information provided on the form will be disclosed to the Parish Council, and will be seen only by CCD staff. No data will be published in the Report which can identify an individual.

How to complete the Housing Needs Survey form:

This survey is in two sections.

- **Part 1:** Is for everyone to complete.
- **Part 2:** You only need to complete this part of the form if you need affordable housing now or expect to do so in the next 5 years and would like to remain in the parish.

What do we mean when we talk about being in 'housing need'? It can include newly forming households, mature children who would like to move out of their parents' home, or possibly older people looking for more appropriate accommodation. **If you have a housing need you will need to register with Devon Home Choice if you have not yet done so.**

If you have previously been assessed by Devon Home choice as being on Band E with no housing need, please complete part two of the form. The local connections rules that apply to rural housing allocations mean that you may be eligible for affordable housing in Stockland if you can show a local connection to the parish, either by residence, family connection or employment within the parish.

A separate Part 2 is needed for each individual or separate group of people forming a new household. You can photocopy it, or more copies can be obtained from Janice Alexander, Rural Housing Enabler, whose details are set out above. **Even if you are registered with East Devon District Council or Devon Home Choice, please complete and return the form.** If you are already living in social housing and you need to move you should also complete Part 2 of this form even if your landlord is already aware of your need.

If you know of someone who has had to move away because of the cost of local housing, please make sure they receive a copy of the form if they would like to move back to the parish. Extra copies of the form can be found at <http://www.devonrcc.org.uk/c/99/active-housing-needs-surveys>. If you have any queries about the survey or need help with the form, please contact Janice Alexander as above.

Please return the completed forms by 24th October 2014

We do not know how many local people need homes that they can afford. Please help us to find out.

Yours sincerely

Stockland Parish Council & the Community Council of Devon

Stockland Parish Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Parish. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed forms must be received by 24th October 2014.

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

1) Do you:

Own your own home		Live in a shared ownership property	
Rent from a private landlord		Live in housing tied to job	
Rent from a housing association or local authority		Other, please specify	

2) Is this your:

Main Home		Second Home	
-----------	--	-------------	--

3) Where do you live?

4) How many bedrooms does your home have (tick the appropriate box)?

1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
-----------	--	------------	--	------------	--	--------------------	--

5) If you rent privately how much rent do you pay each month (tick box)?

Under £400 per month		£400 to £500 per month		£500 to £600 per month	
£600 to £700 per month		£700 to £800 per month		£800 to £900 per month	
£900 to £1000 per month		Over £1000 per month			

6) Do you as an entire household or some part of your household expect to move in the next 5 years? Yes/No

Housing aspirations of older residents

7) How many people of each age group are there in your household?

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
------------	--	-----------	--	-----------	--	-----------------	--

8) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

I have no plans to move		I expect to move in the next 5 years		I will move but not for 5 years	
-------------------------	--	--------------------------------------	--	---------------------------------	--

9) If you plan to move which of these choices is your preference?

To remain in Stockland		To move away from Stockland	
------------------------	--	-----------------------------	--

If you plan to move please complete Part 2 of this form if you wish to remain in Stockland

What do we mean by affordable housing?

There are a number of different types of housing which meet the definition of affordable housing for planning purposes.

SHARED OWNERSHIP- this is where you part buy, part rent your home. In a typical housing association example, you would start off owning 40% of the equity and paying rent on the remaining 60% with the option of buying a greater share of the equity when you can afford to do so. You need either to have the cash to buy the equity share or be able to raise a mortgage. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

SHARED EQUITY - there are a number of types of shared equity housing. Often you will own the freehold, and another party will also have an interest in the value of the home such as through an equity loan arrangement (you will have paid less than the market value of the home). Where such housing is provided as affordable housing, there will be a restriction on price, occupation and resale. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

AFFORDABLE RENTED - this is where you pay a less than market rent to a housing association or similar organisation. The rent is no more than 80% of current market rents. Affordable rented housing has replaced “social housing” where rents were 50-60% of market rents although some existing council or housing association properties are still rented at the lower level.

SELF BUILD- this is where you are directly involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self build normally involves some form of ownership (either shared ownership or shared equity) but can also be used to provide rented housing. If the home is considered as affordable you will need to have an affordable housing need. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

10) If you expect to move within the next 5 years do you expect to need one of the above types of “affordable housing” Yes/No/Perhaps

Questions about affordable housing

11) If there is a need for affordable housing, would you support a small (up to 15 homes) development of affordable homes for local people? Yes/No

12) Do you have any suggestions for a suitable site for affordable housing?

13) Do you have any other comments regarding affordable housing (attach extra sheets if needed):

14) Self-Build Opportunities

Would you be interested in Self-build either individually or as part of a group if a site was made available within the Stockland parish area? Please tick relevant box below.

Individual self-build	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Group self-build	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----------------------	-----	--------------------------	----	-------------------------------------	------------------	-----	--------------------------	----	--------------------------

If you have answered “Yes” or “Perhaps” to question 10 please complete part 2 of this form. PLEASE NOTE: You should also complete part 2 of this form even if you are already registered with Devon Home Choice or South West Homes, or live in Council or Housing Association property (and need to move).

Thank you for taking the time to complete this form

Stockland Housing Needs Survey - Part 2

Please complete this form if you think you may have to move to an affordable home in Stockland within the next five years. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed. For example, each grown up child in a family, who wants to set up their own home, should complete a separate form. If you require extra forms or have any questions, please contact Janice Alexander on 01392 248919

In order to accurately assess housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection: The information you provide will be used by the Community Council of Devon to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

- 1) Please complete the table below listing all family members who would need to live in the new affordable housing? (Please continue on a separate sheet if needed)

Relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
Respondent		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

- 2) What is the current tenure of the household needing to move? (tick appropriate box)

Private rented	<input type="checkbox"/>	Rent from a housing association or local authority	<input type="checkbox"/>
Owner occupier	<input type="checkbox"/>	Living with relatives	<input type="checkbox"/>
Sharing a house	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Lodger	<input type="checkbox"/>	Other - please describe:	<input style="width: 100%; height: 20px;" type="text"/>
Shared ownership	<input type="checkbox"/>		

- 3) How many bedrooms does your current property have?

- 4) a) Have you registered your need with Devon Home Choice? YES/NO
 b) Have you registered your need with South West Homes? YES/NO

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. Please see covering letter regarding withdrawal of Band E. Visit www.devonhomechoice.com . If you are looking for a shared ownership you should register with South West Homes at www.southwesthomes.org.uk

- 5) a) If you are registered with Devon Home Choice what Band has been allocated to you? Please tick.

Band A	<input type="checkbox"/>	Band B	<input type="checkbox"/>	Band C	<input type="checkbox"/>	Band D	<input type="checkbox"/>	Band E	<input type="checkbox"/>
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- b) What is your Devon Home Choice reference number?

If you completed this question please go to QUESTION 8
 Complete question 6 if you need to move to a new home NOW.

Complete question 7 if you do not need to move immediately but expect to have to in the next 5

6) Current housing need

If you need to move now why do you need to move? Please tick any that apply to you

a) You need to move to a larger home because your current home doesn't have enough bedrooms for your household	
b) You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you.	
c) You are homeless or at risk of becoming homeless	
d) Your health or well-being is made worse by your present home and a move would improve it	
e) You cannot manage stairs	
f) You need to move to escape violence or harassment	
g) Your current home is in very poor condition	
h) You are struggling to afford your current home	
i) You are a council or housing association tenant looking to move to a smaller home	
j) Other -please state	

7) Future housing need

If you do not have a need to move immediately but expect to have so in the next five years please tick any of these reasons which apply.

a) You expect your family to grow	
b) You expect to leave home and do not expect to be able to rent or buy privately	
c) You are in tied accommodation and will be retiring in the next 5 years	
d) You are being discharged from the Armed Services in the next 5 years	
e) You will be leaving care	
f) You will need a smaller property	
g) You expect your health to deteriorate which will make you need to move home in the next 5 years	
h) You have a private tenancy ending and are likely to need affordable housing.	
i) You want to move back to Stockland Parish because you have strong local connection (please complete Question 13)	
j) Other - please state	

8) What type of affordable housing are you interested in?

In Part 1 of this form the different types of affordable housing are described. The information you provide in the survey will allow an assessment of what is the most appropriate affordable housing for you. However it would be helpful to know what type of housing you are interested in.

	Interested	Not interested
Shared Ownership Property?		
Shared Equity Property?		
Affordable Rented Property? (including social rented)		
Self Build Property?		

We can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to include your household in the final figures

9) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market? YES/NO

If you have answered YES to this question then you need not answer questions 10 and 11

10) Income

What is your household's annual income? (Gross income before deductions - including benefits and pensions) This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000		£10,000- £15,000		£15,001- £20,000	
£20,001- £25,000		£25,001- £30,000		£30,001- £35,000	
£35,001- £40,000.		£40,001 - £45,000		£45,001 - £50,000	
£50,001- £55,000		£55,001 - £60,000		Over £60,000	

11) Savings, investments and assets

Please give the amount of savings and investments to the nearest £500

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the value of your home?

£

What is your estimate of the balance outstanding on your mortgage?

£

Do you potentially have access to a deposit in addition to any saving? If so how much?

£

Do you have a local connection to Stockland?

If any affordable homes are provided in Stockland, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the area

12) Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish and has been so for the past five years	
Has a member of the household lived in the parish for a period of five years but moved away in the past three years	
Is a member of the household employed in the parish?	

13) Do you have any other special reason to live in Stockland? (Continue on separate sheet if needed)

It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name
Address Postcode
Telephone Number: _____ Email: _____

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

It may be helpful to pass your contact details to our development partners. Please sign the following declaration if you are happy for this detail to be passed on.

I confirm that I agree to the Rural Housing Enabler sharing my contact information on this form with the housing authority and development partners (when a development is imminent), where this is to assist in helping me to access affordable housing. Signed..... Date..... Name.....

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact Janice Alexander who will send them a form.

Thank you for taking the time to complete the form.

Please return the survey form in the envelope provided by 24th October 2014

<u>Local Rural Housing Enabler</u> Community Council of Devon, First Floor 3/4 Cranmere Court, Lustleigh Close, Matford Business Park, Exeter EX2 8PW Tel: (01392) 248919 Email: JAlexander@devonrcc.org.uk

Stockland Neighbourhood Plan

Public Consultation

Pop-up-pub

Saturday Oct 25th



All residents of the parish are invited to come along to the village hall on Saturday October 25th. This is your chance to comment on, add to, support or object to the draft aims and objectives of the plan. ***Don't miss it!***

9am to 6pm in the hall

PUP from 12-3pm

Country Market 10-12 noon

It's our plan – have your say!

Visit www.stockland.org.uk/ourplan for more information and to read the results of the recent questionnaire. Or contact Cathy Gardner, Clerk to Stockland Parish Council 01404 881xxx clerk@stockland.eastdevon.gov.uk



9am - 6pm (Pop-up-pub 12-3pm)

Saturday October 25th

Stockland Victory Hall

also Country Market 10-12 noon

Stockland Neighbourhood Plan Aims and Objectives Consultation October 2014

Preparation work for the Neighbourhood Plan is now well under way. It is the Parish Council's aim to have a plan in place by the middle of 2015. This plan will influence development in the parish for the next 15 years. I am writing to you to invite you to contribute to the planning process on behalf of your business or organisation.

The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to East Devon District Council's Local Plan [which is still under review and subject to change]. A neighbourhood plan can cover any aspect of future development that the community decides is important. We can have a wide-ranging set of neighbourhood policies or just deal with one or two matters; our policies can be detailed or simply set general principles for development.

The Neighbourhood Plan for our area should reflect the wishes and aspirations of the community. We are trying to ensure that all those who live or work in the parish are able to help determine the scope of the Plan and contribute to its preparation via an extensive consultation process. Every adult will have an opportunity to vote for (or against) the final plan at a referendum before it becomes a statutory planning document.

The Stockland Neighbourhood Plan Steering Group have used the evidence compiled over the last couple of months to outline a series of draft aims and objectives for the plan. The evidence base included existing studies and policies, the results of the first consultation and the recent questionnaire (results report on www.stockland.org.uk/ourplan).

We are now seeking your input, along with that of the wider community. A consultation event is being held on **Saturday October 25th** (9am-6pm in the hall) where everyone will have the chance to review and comment. The outcome of this will allow draft policies to be written, as part of the actual Neighbourhood Plan document.

To help you contribute, we enclose a summary of the key evidence; key messages and the draft aims derived from these. Following this is our draft Vision, the draft aims and subsequent objectives. We are providing quite a large amount of information to enable you to comment in an informed way.

The aims are broad and based directly on the key points from the first consultation, evidence base and questionnaire. **The objectives** are more specific and set out what the plan and its policies intend to achieve. We recommend you focus on reviewing the objectives.

How might these proposals affect your group or business over the next 15 years? Are there other objectives you would like to see included? If so, please let us know. Do you think any objectives could be re-written? Let us know your suggestions for improvement. Are any objectives wrong? Again, do let us know and give your reasons so we understand any potential problems and suggestions.

Please submit your response to us **by October 31st**, either by post or email or bring your comments along to the consultation on October 25th

Yours sincerely,

Stockland Neighbourhood Plan Draft plan now available!



The draft plan is now available to view. This is your chance to comment on the proposed planning policies for the parish. The plan will be in effect until 2030.

The next step is to submit the plan for review by East Devon District Council and other statutory bodies. If the plan passes this review you will be invited to vote on whether it should be adopted or not. This referendum should happen in the first half of 2015.

Closing date for comments: 23 January 2015
It's our plan – have your say!

Visit www.stockland.org.uk/ourplan to view the draft plan and to see how to pass on your comments to the Steering Group.

Alternatively, each member of the Steering Group has a paper copy that you can borrow.

Steering Group members:

Angela Kennedy (Millhayes)	01404 881xxx
Jill Bellamy (Millhayes)	01404 881xxx
Jane Yates (Stockland)	01404 881xxx
Sheelagh Dawes (Shorebottom)	01404 881xxx
Cathy Gardner (Heathstock)	01404 881xxx



Stockland Neighbourhood Plan

Pre-submission plan now available!



The pre-submission plan is now available to view. An important part of the process is to gather comments from the community, so please use the feedback form to make your views known (see other side for details).

Closing date for comments: 31 October 2015
It's our plan – have your say!

Visit www.stockland.org.uk/ourplan to download the pre-submission version of the plan and to obtain a copy of the feedback form.

Alternatively, each member of the Steering Group has a paper copy that you can borrow.

Steering Group members:

Angela Kennedy (Millhayes)	01404 881XXX
Jill Bellamy (Membury)	01404 881XXX
Jane Yates (Stockland)	01404 881XXX
Sheelagh Dawes (Shore Bottom)	01404 881XXX
Richard Griffiths (Broadhayes)	01404 881XXX
Damian Clay (Shore Bottom)	01404 881XXX

The next step is to submit the plan for review by East Devon District Council and other statutory bodies. If the plan passes this review you will be invited to vote on whether it should be adopted or not.

Appendix 14

Stockland Neighbourhood Plan Reg. 14 Letter to Community Organisations and Groups

Dear Sir/Madam

STOCKLAND PARISH COUNCIL NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION

Thank you for taking the time to read this letter.

We write to inform you of the progress that Stockland Parish Council has made in the process of developing a neighbourhood plan. Neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for the area. East Devon District Council has formally designated the neighbourhood planning area as the administrative boundary of the parish.

We are following a timetable and an initial consultation process has been completed. The draft plan is now at the pre-submission consultation stage and can be viewed at

www.stockland.org.uk/ourplan

The next step will be to submit the plan for review by East Devon District Council and if the plan meets the basic conditions, the examiner will recommend that the plan proceeds to the referendum stage. It is now important that local people, organisations and other key stakeholders have the opportunity to comment further, so we are keen to establish a dialogue with you or your colleagues and would welcome any comments on the draft plan.

If you do wish to contribute please do so before the consultation closing date of **31 OCTOBER 2015** as late contributions cannot be accepted.

We understand that you may not feel this is relevant to your organisation however, to help us evidence our consultation process it would be very helpful if you could acknowledge this email.

Yours faithfully

Stockland Neighbourhood Plan steering group

stocklandnp@gmail.com

Stockland Neighbourhood Plan – Pre-Submission Consultation Phase

Stockland Neighbourhood Plan - Feedback Form

Name:

Contact details:

We will not make public any of your contact details, we will only contact you if we need to clarify any of your comments. Please provide the following information so we can understand what aspect you are commenting on:

Page or policy number:

Comment:

Page or policy number:

Comment:

Page or policy number:

Comment:

Please continue on another page if necessary.

Please return this form by 31st October 2015 to any member of the Steering Committee or email it to Stocklandnp@gmail.com

Pre-Submission Consultation Closing Date is 31st October 2015

Stockland Neighbourhood Plan Regulation 14 Summary of Responses

Pre-Regulation 14 Consultation Responses January - February 2015				
I.D.	NP Section	Comment From	Comment	Response
1.1	Page 47 – Policy CFS5	Principal of Stockland Academy)	Asked for the wording to be changed slightly to reflect the fact that they do not want to take additional pupils but may want to make improvements to the accommodation and facilities in the future	Policy reworded slightly
1.2	Page 54 – Economy and Employment	P Maitland Stockland Parish Resident	'The section on Economy and Employment focused almost exclusively on broadband and traditional farm buildings and activities. Both of these are worthy but there are other businesses within the Parish which perhaps deserve mention and/or support, for example farm shops (e.g. Royal Oak), campsites, home based businesses etc), and of course the pub was a significant employer until recently. Can I suggest that this section is expanded to cover broader economic activity and employment opportunities?'	Changes have been made to the Introduction paragraph of the section on Employment and Economy
1.3	Pages 3, 4, 26, 29, 30, 35 and 69	Stockland NP Steering Group	Shorebottom should be Shore Bottom	Changes made
1.4	Pages 21 and 65	Stockland NP Steering Group	The numbering in Policy NE3 was changed to make it consistent with other policy numbering	Changes made
1.5	Pages 39 and 70	Stockland NP Steering Group	Add the word Policy before the policy reference	Change made
1.6	Pages 42 and 71	Stockland NP Steering Group	The numbering in Policy CFS1 was changed to make it consistent with other policy numbering	Changes made
1.7	Pages 58 and 77	Stockland NP Steering Group	The numbering in Policy EE3 was changed to make it consistent with other policy numbering	Changes made
1.8	Page 35	Stockland NP Steering Group and EDDC	The Steering Group understand that the Stockland Built Up Area Boundary may be removed as part of the emerging Local Plan and asked for guidance on references within our NP to the BUAB. The following comments were received Housing and Population Aim 5, Objective a) Remove the phrase 'Endorse the existing Built Up Area Boundary and'	Change made
1.11	General Comment	B Gosden Stockland Parish Resident	I thought this was a very well drafted document. The section relating to The Kings Arms identifies all the key points and weaves it into other sections as well. I have no suggestions or specific comments other than well done.	No changes required
1.12	General Comment	D Gosden Stockland Parish Resident	I too have read through the entire document including the section on Community Facilities and Services and have nothing to add. I also agree that this is an impressive document.	No changes required

Regulation 14 Consultation Responses October-November 2015

I.D.	NP Section	Comment From	Comment	Response
2.1	P. 16 'Devon Hedges'	N Bartlett Stockland Parish Resident	<p>The maintenance of Devon banks has an important aspect that does not appear to be reflected in the draft plan. Banked hedgerows and associated ditches are vital in the control of drainage from the land especially in times of acute rainfall. Their presence maintains the established routes of water flow through the area. This results in recognised flood risk points where protective measures can be implemented by residents, the local authorities and utility companies.</p> <p>Lack of maintenance of public drainage can exacerbate the problems of flooding, but a lack of maintenance of privately owned drainage ditches, pipes and culverts also has serious negative impacts upon both private and public infrastructure. Roads, embankments, railings, ditches, culverts, parapets and drains can all be damaged by the run off of water and the mud, stone and other detritus carried with it.</p> <p>Changes in run off patterns caused by landowners creating new openings in field banks, blockages within ditch systems or other failures can flood properties and roads and disrupt transport in unexpected locations.</p> <p>With increasing reliance upon digital communications and the presence of vulnerable mains powered telecommunications equipment at road level, unexpected flood locations may have new and serious impacts in the future, potentially crippling local communications.</p> <p>Despite the desirability of conservation, surely the protection of peoples' homes should be considered as well.</p> <p>A picture taken in Stockland village illustrates a problem that resulted in the flooding of property, caused owners to install additional protection and was repeated a number of times over several years.</p>	Changes have been made to include the importance of banked hedges and their associated ditches to mitigate the risk of flooding
2.2	P. 18 'Turbaries'	N Bartlett Stockland Parish Resident	<p>No mention has been made of the ancient rights of parishioners regarding these parcels of land, and supporting and enabling parishioners to exercise those rights. Instead there is allusion to an apparent desire to make them sites of special scientific interest which could effectively extinguish those rights. When a parishioner tried to raise this issue at the Annual Parish Council meeting the issue was effectively ignored.</p> <p>While it is stated that existing agreements to manage the turbaries will expire during the lifetime of the plan, there is commentary about their value but no defined list of aims or criteria that can be used to assess past performance of contractors and guide the selection of contractors.</p>	<p>The Neighbourhood Plan is intended to document our parish planning policies, which in turn must sit within the EDDC Local Plan and the NPPF.</p> <p>It is not concerned with the management of the Stockland Turbaries or the public right of access, except</p>

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				<p>where a planning application might potentially impact on them – in which case Policy NE2 provides adequate protection. The parishioners’ rights to firewood are clearly stated on the Stockland Village website ‘Turbaries’ page.</p> <p>No changes required.</p>
2.3	P. 21 ‘Protecting the natural environment’	N Bartlett Stockland Parish Resident	<p>While considerable attention is paid to the quarrying of stone, there is no mention of the degradation of banks, hedgerows, hedgerow trees, verges, signs and roads caused by the movement of increasingly wide and heavily laden agricultural equipment throughout the parish.</p> <p>This movement is a necessity given the dispersed nature of land used by some farms, also because of the recognised need for the movement of agricultural contractors' plant and machinery throughout the area and because adequate access to the land can only be gained in this way during adverse weather. Mud, manure and other agricultural raw material on the road in reasonable quantities is an accepted feature of country life.</p> <p>Nevertheless incidents of damage including damage to property (including I understand the antique petrol pump in the village by collision and local signage by flailing) and the breaking of branches from trees are increasing. The community should have a plan to support the farming community by seeking and supporting improvement to roads and lanes, the management of hedgerows and the design and siting of signs to support this essential business use while trying to maintain the character of those roads and lanes.</p>	<p>Referred to Tim Spurway, EDDC. Response:</p> <p>Agricultural traffic cannot be considered as part of a policy, it may be mentioned as a concern in the text.</p> <p>There is a concern regarding speed of traffic through the village which has been added to the introduction to the <i>Transport and Access</i> section. This is linked with response 2.6 below.</p>
2.4	p.37 New Development – Statement of Principle	N Bartlett Stockland Parish Resident	<p>No mention is made here of the danger of exceeding the capacity of existing local rainwater drainage due to the increased rainwater run off from new development. The Rainwater problem is exacerbated by the increasing insistence that rainwater should not be discharged into the sewer system. All development within the village must be sensitive to the topography of both the site and the surrounding land and require evidence of adequate rainwater drainage consistent with existing drainage capacity between the site</p>	<p>Adequate drainage is considered as standard as part of any planning application. No changes required.</p>

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			<p>and the natural watercourse through the village.</p> <p>Ignoring this issue will increase flood risks</p>	
2.5	p. 49 Transport and Access – Introduction	N Bartlett Stockland Parish Resident	I understand that under current plans Bus service 684 will cease on the 19th of September 2015. Before the plan is published.	Change made as the bus service has now ceased
2.6	p. 49 Transport and Access – Introduction	N Bartlett Stockland Parish Resident	<p><i>"Our intent is to further reduce the impact of the motor car and make walking, riding and cycling safer and more appealing."</i></p> <p>No mention is made of the need for a speed limit within Stockland Village. The creation of a 20 mph zone in the village would protect walkers, cyclists and schoolchildren in an area which by necessity is narrowed by the presence of parked cars. The village is small in size and the impact of this restriction on the journey times of vehicles passing through the village would be trivial compared with the improvement in road safety.</p>	Referred to Tim Spurway. This cannot be a policy as it is handled by Highways and at County level. We can mention in the text that the Parish Council are having ongoing discussions with the Highways Agency. We can add it into text RG
2.32	General Comment	N Hill Stockland Parish Resident	No specific comments but I should like to commend the Committee for a very informative report, which must have entailed a great deal of work.	No changes required
2.33	Page 10 Policy NE3 and supporting text	Bright Farming Ltd	<p>The section of the draft Neighbourhood Plan ("NP") which contains Policy NE3 is entitled: "Quarrying and Processing of Stone". The draft policy does not define what it means by "Quarrying".</p> <p>As the Parish Council may be aware, in order to improve the agricultural utility of farmland, stone picking has traditionally been carried out within the Stockland area.</p> <p>The stone processed on the Broadhayes Stone yard is obtained through stone picking. It is unclear whether the NP quarrying policy is intended to cover stone picking activities. We consider these activities to be part of the agricultural process. Distinction should be made between such activities</p> <p>(which have no permanent impact on the landscape) and traditional quarrying.</p> <p>The Basic Conditions to be satisfied for a NP include a requirement that the NP must contribute to the achievement of sustainable development. The draft NP makes a number of references regarding the need to source stone for the construction of walls and buildings within the Plan area which respects the traditional materials used within Stockland Parish. The stone which has been traditionally used (generally flint stone) comes from the land within the local area.</p>	<p>EDDC have advised that quarrying and stone processing planning is a county matter and the legislation states that a Neighbourhood Plan cannot have policies related to these.</p> <p>Policy NE3 has been removed completely from the document.</p> <p>Policy NE4 is consequently renumbered to become NE3.</p>

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I.D.	NP Section	Comment From	Comment	Response
			<p>In the interests of sustainability, the local production and supply of such traditional building materials should be supported by the draft NP in order to make the policies of the Plan more sustainable.</p>	
2.34	Page 81 Protecting Our Hamlets' Historic Identity	Bright Farming Ltd	<p>The draft NP describes a number of settlements. The draft NP describes Broadhayes as follows: <i>"Broadhayes – a collection of houses around the old manor house and estate (that covered a lot of the modern-day area of Stockland parish)"</i></p> <p>This is an extremely misleading description of the hamlet. Whilst Broadhayes is a hamlet with a manor house, it is also home to Broadhayes Farm, a large pig rearing unit and the Broadhayes Stone yard. Both the pig farm and the stone yard are well established features of the local landscape and cannot be ignored when describing the character of the settlement. This is particularly the case given that Broadhayes is a hamlet and is, therefore, a very small settlement.</p>	<p>In the section <i>Protecting Our Hamlets' Historic Identity</i>, the text box containing a brief description of the hamlets has been changed.</p>
2.35	Page 83	Bright Farming Ltd	<p>The draft NP states: <i>"We have also identified a community action, arising from consultation, which highlights the need to explore the creation of a Conservation Area around the hamlet of Broadhayes."</i></p> <p>As noted above, the draft NP ignores the presence of Broadhayes Farm and Broadhayes Stone yard within the hamlet of Broadhayes. Any conservation area must take account of the existing character of the settlement which includes the farm and stone yard.</p>	<p>Responding to the original questionnaire in June 2014, 12 people made adverse comments about Broadhayes farming activities. At the 25th October Public consultation event out of 50 attendees, 10 favoured exploring the creation of a Conservation Area around the hamlet of Broadhayes.</p> <p>CA12 says that the parish council will explore the creation of a Conservation Area. That exploration is outside of the scope of the Neighbourhood Plan.</p> <p>No changes required.</p>
2.36	Part 4 Pages 7, 8, 10, 11 and Policy EE3	Bright Farming Ltd	<p>The relevant section of the draft NP is headed "Economy and Employment".</p> <p>The table, which sets out the relevant "Aims", includes Aim 10 "to Help support and sustain local businesses". This aim is divided into 3 objectives. Of these objectives (b) and (c) are</p>	<p>The Steering Group acknowledge that this section was not drafted very well and numerous</p>

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I.D.	NP Section	Comment From	Comment	Response
			<p>relevant to farming. These objectives state: <i>“10b) Support the diversification of farm businesses and the conversion of agricultural buildings where it is shown to be necessary to help ensure the continued viability of the farm.</i></p> <p><i>10c) Support measures to uphold traditional farming methods, especially the management of small dairy herds.”</i></p> <p>The NP goes on to state: <i>“Farming has described and defined the character of the natural and local environment of our parish for centuries. <u>Changes in farming methods should not put this special and unique character at risk.</u></i></p> <p><i>“The community has made it clear at recent consultation events that it supports measures to up-hold traditional farming methods. Therefore where the proposed change is not enabled by the General Permitted</i></p> <p><i>Development Order, we will resist developments and changes on farmland that are likely to have an adverse effect on the established rural landscape or traditional agricultural practices.”</i> (our emphasis)</p> <p>The draft NP defines “Traditional farming” as being <i>“small dairy herds (generally less than 120 cows), with additional seasonal grazing by sheep and bullocks. These animals are supported by some local cultivation of winter food crops such as maize, and the use of animal waste as fertilizer. This reduces the need for artificial fertilizer. Dairy cattle are normally seen in the fields from early spring to late autumn.”</i></p> <p>The above statements are given as justification for policy EE3 which states, at para 1: <i>“In all cases, new development proposals on farmland requiring planning permission will be expected to demonstrate how it will protect and/or enhance traditional farming methods and the rural characteristics of the surrounding area and demonstrate how the proposal protects and promotes the natural beauty and special character of the AONB landscape.”</i></p> <p>We object to policy EE3 and the supporting text on a number of grounds.</p> <p>The Basic Conditions which must be satisfied in order for a NP to be made include a requirement that the NP Plan “would be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”. As noted above the NP must also have regard to the policies of the NPPF.</p> <p>The draft NP quotes from the first bullet point of paragraph 28 of the NPPG but fails to refer to the second bullet point which states that</p>	<p>changes have been made to address any perceived bias towards a particular section of the farming industry. In particular, changes have been made to remove any mention of ‘traditional’ farming and ‘dairy herds’.</p> <p>Objective 10c and Policy EE3 have been changed to include other rural businesses. The second bullet point from paragraph 20 of the NPPF has also been included in the section <i>Justification of our Policy.</i></p>

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			<p>neighbourhood plans should “promote the development and diversification of agricultural and other land-based rural businesses”. The adopted and emerging local plans both recognise the need to support agriculture in all of its forms (not just one type of farming). Therefore, as a matter of principle, the attempt to impose a policy that will resist any type of farming other than small dairy herds fails to meet the Basic Conditions for a NP.</p> <p>Further, the definition of “Traditional Farming” is not based on a historical assessment of farming within Stockland. For example, whilst it is true that most farmers in the area are/were mixed dairy farms, this was not the case at Broadhayes. Mr Bright’s grandfather recalls a farm run by the Dunn family of Broadhayes House. They kept a herd of 100 Sows. The evidence of this use can be found in the locality. Some of the piggery buildings are still in existence as are the old fence lines in the fields.</p> <p>Traditionally, Stockland Hill was either unfarmed or used for grazing sheep or arable farming for the simple reason there was no water supply prior to the installation of the mains. Therefore, dairy farming would have been very difficult (if not impossible) on Stockland Hill.</p> <p>Therefore, it is not correct to apply a broad brush approach which applies a narrow and historically inaccurate definition of “traditional farming” to the entire Stockland area.</p> <p>The policy and supporting text both ignore the existence of the pig farm operated by Bright Farming Ltd in the hamlet of Broadhayes. This is very misleading. The pig farm is well established and successful. Indeed, East Devon District Council produced a video called "Farming the East Devon Way" which explained about farming in East Devon. The video featured Bright Farming Ltd’s pig farm as a prime example of pig farming in East Devon.</p> <p>Further, in October 2015, Rachael Bright won the Farmers Weekly Awards: Pig Farmer of the Year award. Therefore, it is clear that the pig farming at Broadhayes operation is thriving.</p> <p>It is entirely inappropriate to use the NP process to disadvantage a particular business or a particular form of farming. Pursuant to the NPPF, existing farming businesses should be supported. NPs should promote the development of agricultural enterprises. Certain types of agriculture should not be “singled out” for preferential or disadvantageous treatment simply because of the preferences and prejudices of the relevant NP Steering Group.</p>	

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I.D.	NP Section	Comment From	Comment	Response
			<p>The policy and supporting text are unreasonable.</p> <p>Further, given the well-publicised challenges facing the dairy industry (particularly small dairy farms), any policies aimed at supporting just this one type of farming are unrealistic having regard to the prevailing market conditions.</p> <p>It is inappropriate for a NP to seek to engineer a situation in which one sub-set of agriculture will be treated more favourably than others. Such an approach is anti-competitive and may offend against relevant European legislation.</p> <p>Also, the policy and supporting text ignores the fact that a change from dairy farming to another kind of agriculture is outside of the scope of planning control. Therefore, the distinction is not just unrealistic, unreasonable and anti-competitive, it is also meaningless.</p>	
2.37	Part 4 Page 8 and 9 and Policy EE2	Bright Farming Ltd	<p>The “Conversion of Agricultural Buildings” policy and supporting text notes that “Farming is a vital component of our parish and its economy.” However, the only proposal in the draft NP to “help ensure that farming businesses can remain viable” (other than policy EE3 above) is through “permitting the conversion or redevelopment of existing farm buildings”.</p> <p>Whilst we understand and support the need for the conversion of agricultural buildings to other uses, the draft NP lacks any policies which seek to support the development or viability of agricultural enterprises in general. For example, there are no policies which support the development of agriculture enterprises for the purposes of agriculture.</p> <p>The draft NP creates an impression that agriculture (other than small dairy farms) is simply not welcome in the Parish and will not be supported. This is not consistent with the strategic policies of the adopted or emerging Local Plan or the NPPF.</p>	<p>Objective 10c has been changed as has the <i>Justification of Our Policy</i> section.</p> <p>Policy EE3 has been changed to support farming and other rural businesses.</p>
2.38	Page 62 (Page 78) – ELC2	J & T Fletcher Stockland Parish Residents	<p>Delete (ii) in its entirety.</p> <p>Amend (i) to ‘large-scale renewable or LC energy schemes will not be supported under and circumstances’</p>	The requested change cannot be considered as it goes against the NPPF. No change required.
2.39	Page 49 Introduction	J & T Fletcher Stockland Parish Residents	Amend to ‘The parish was served’ not ‘is’	Change made (as per Response 2.5 above)
2.40	Page 73 Policy CFS4 Kings Arms Inn	J & T Fletcher Stockland Parish Residents	We as a family fully support this proposal!	No changes required

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2.41	Page 33 Policy BHE3	J & T Fletcher Stockland Parish Residents	ii) d) delete 'to reduce surface water run-off'. Need to preserve Devon ditches and banks – character of the area	The wording referred to in ii) d) will be retained. Devon banks and ditches are covered in <i>Retaining and Enhancing the Natural Beauty of our Parish</i> (refer to the text next to the photograph above Policy NE1)
2.47	General	Stockland Parish Resident (un-named A)	Very good report all aspects well considered	No change
2.48	General	Stockland Parish Resident (un-named B)	Excellent report covers all aspects very well	No change
2.59	Page 49	M Middleton Stockland Parish Resident	'Stockland Hill' (the old Taunton Road) – yes it is important to the parish, but the Old Chard Road through the village is the old main road from Exeter to London – hence the pub and former ale houses.	No changes required
2.60	Page 54 10c	M Middleton Stockland Parish Resident	It is a bit late to start supporting 'small dairy herds', we have already lost them.	Document changed
2.61	Page 60	M Middleton Stockland Parish Resident	None of the energy policies mean anything without starting by publishing the energy equations.	This comment has been discussed with the respondent. The term 'energy equations' refers to calculations carried out to determine how much energy is used to actually manufacture items such as solar panels. This can be compared to the energy that will be produced during the lifetime of the product. Does the energy produced as opposed to the energy cost make it a feasible product? The respondent agreed that this is outside the scope of the Neighbourhood Plan.

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				No changes required
2.62	Page 69 (4f)	M Middleton Stockland Parish Resident	Campaign to keep mill leats. The council cut ours off without any discussion with us.	No changes required
2.63	Page 70	M Middleton Stockland Parish Resident	Housing for 'aging population' would be useless without any transport links. The same could be said about 'small-scale' housing development. They should also make us think seriously about the pub and a shop	This matter is being considered by the Parish Council
2.64	Built and Historic Environment Page 25 (4b)	Stockland Parish Resident (un-named C)	Why would we give ourselves more problems by creating a conservation area around Broadhayes – and what about the other hamlets!	The reasons for this are explained at length in the Response to item 2.35 above.
2.65	Transport and Access (8A)	Stockland Parish Resident (un-named C)	I would object to being asked to park my car away from my house in the future!	Objective 8a) does not state anything about not parking next to a dwelling. No changes required.
2.66	Page 58	Stockland Parish Resident (un-named C)	Small farms – a bit late for that!	No changes required
2.67	Part 4 Page 80 Map 2	N Bartlett Stockland Parish Resident	<p>You have chosen to reproduce an out of date map which contains misleading information which might prove prejudicial to me.</p> <p>Map three shows Park Bungalow delineated both as a "vacant or poorly maintained property" and of "unsympathetic character".</p> <p>1. The property is neither vacant nor poorly maintained.</p>	<p>Following a conversation with resident, we agree with him that Map 3 within Appendix 2 is clearly erroneous. His property is outside of the Conservation Area and should not have been included within a group of detracting features of the area!</p> <p>Map 3 is removed from the document</p>
2.68	Part 4 Page 80 Map 2	N Bartlett Stockland Parish Resident	<p>2. Whilst it may be considered unsympathetic <u>it does not lie within the conservation area</u> and is not subject to conservation area rules. As such it should not be delineated in any way on this plan. It is also screened from the conservation area by hedgerow, trees, other buildings and the contours of the land. So if the argument is that it is within view of the conservation area then why are the agricultural buildings immediately to the west of the boundary, the village hall immediately to the east of the boundary and the bungalows immediately to the northwest of the boundary not similarly</p>	<p>Following a conversation with resident, we agree with him that Map 3 within Appendix 2 is clearly erroneous. His property is outside of the Conservation Area and should not have been included within a</p>

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			delineated? All are more visible from within the conservation area.	group of detracting features of the area! Map 3 is removed from the document
2.69	Part 4 Page 80 Map 2	N Bartlett Stockland Parish Resident	3. Also, delineating the property in this context could give rise to the false impression that the property is in some way affected by conservation area rules, and related clauses of your current plan. I ask that the committee removes both delineations relating to this property.	Following a conversation with resident, we agree with him that Map 3 within Appendix 2 is clearly erroneous. His property is outside of the Conservation Area and should not have been included within a group of detracting features of the area! Map 3 is removed from the document