

THE PARISH of ALL SAINTS



PARISH PLAN

and

VILLAGE DESIGN STATEMENT

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INTRODUCTION



In 2003 All Saints Parish Council responded to a government initiative which provided the funding for the preparation and publication of a Village Design Statement. At its annual meeting that year the Parish Council sought volunteers and the All Saints Village Design Statement Committee was formed; the names of the individual members are shown on page 24. It was later decided that a Parish Plan should form part of the project.

The first part of the Committee's work was fact finding and, as it is the wishes of the parishioners that are paramount in this project, this was best done by inviting all parishioners to complete a questionnaire. 230 questionnaires were delivered, one to every

household in the parish. 184 questionnaires were returned, representing an 80% response and the views of 388 individuals.

The second part of the Committee's work was to produce this report, which is based on the questionnaire responses which, in turn, are verifiable. The Committee felt the responses should be independently scrutinised and appointed Devon County Council to carry out a statistical analysis. Percentages shown in the report have usually been rounded, but the full analysis, statistical and non statistical, is available for inspection – details can be found on page 24, under The Way Forward.

What is a Parish Plan? and what is a Village Design Statement?

A Parish Plan is a statement that covers three essential points:-

- a description of the current position,
- an analysis of parishioners' views on the quality of life, the problems, strengths, needs and opportunities offered by the Parish, and
- an action plan which will be adopted by the Parish Council.

A Village Design Statement is similar in structure, covering:-

- a description of the environment,
- parishioners' views on the elements within the environment that they value, whether or not there should be further development and, if so, what forms it should take, and
- a set of design guidelines which will be presented to the planning authorities and which will be taken into account when planning decisions are made that affect our parish.

Statements in this report that are based on questionnaire responses applied at the time the responses were made, that is, May 2004. The report has had so much input from the parishioners that, although it is the Committee that has brought it together, it reflects the contribution made by all the parishioners of the Parish of All Saints.

THE PARISH OF ALL SAINTS



The parish is set in an Area of Outstanding Natural Beauty and an Area of Great Landscape Value, covering some 566 hectares, or 1,400 acres. The landscape is typical Devon countryside, with rolling wooded hills, small fields and narrow, high hedged lanes that have not significantly changed since medieval times.

Essentially, the parish can be divided into seven hamlets:- All Saints, Alston, Churchill, Coaxden, Colston, Smallridge and Waggs Plot, together with some isolated areas. The A358 Axminster/Chard Road, the original Fosse Way, runs through the parish's southern area, crossing the River Axe at Weycroft Mill. Weycroft Bridge, which lies within the parish, was strategically important in Roman times as one of the few crossing points over the River Axe, and this fact remains true today. From the River Axe the ground rises north to enter the Blackdown Hills Area of Outstanding Natural Beauty, which covers some 60% of the parish.

The parish has a church, a Church of England primary school, a public house and a village hall. There is a significant number of Grade 2 listed buildings and the Parish Council is conscious of its responsibility towards this area

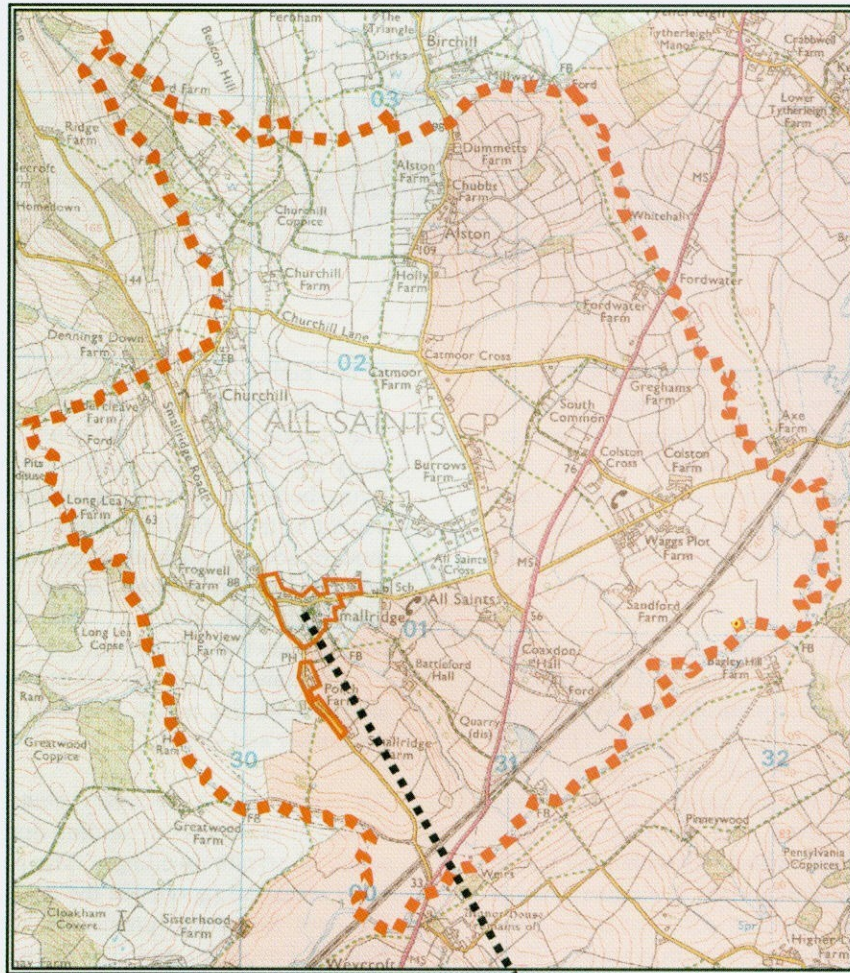
of our heritage. A mobile library visits every week and many clubs and societies flourish. The market town of Axminster is two miles away and Chard (Somerset) is six miles away. Lying between the two, parishioners have the benefit of those facilities that are requisite to a modern society, such as shops, trade, medical services, sports facilities, leisure pursuits and bus and rail links. The majority of parishioners use private transport, but there is a flexible transport system that operates between all parts of the parish and key locations in Axminster and Chard.

All Saints parish boundary abuts Axminster which, at present, is expanding dramatically in terms of private dwellings. The parish covers large areas falling outside the designated Built Up Area Boundary (previously known as the Village Envelope) and lies partly within and partly outside an Area of Outstanding Natural Beauty. These factors could pose differences in planning and environmental criteria.

The feeling of many parishioners towards their environment can be summarised in one of the responses, typical of many, to the question: Why do you live in this parish? the answer: "It is the best place on earth to be privileged to live in."

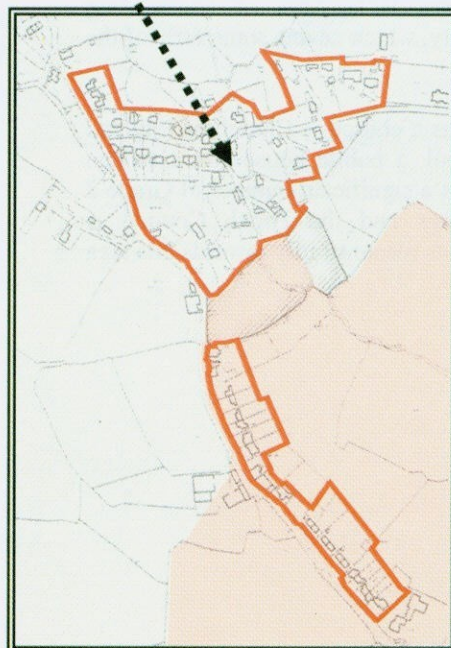
MAPS OF THE PARISH OF ALL SAINTS

showing the Area of Outstanding Natural Beauty, the Area of Great Landscape Value, the Parish Boundary and the Built-Up Area Boundary



KEY

-  Area of Outstanding Natural Beauty
-  Area of Great Landscape Value
-  Built-Up Area Boundary
-  Parish Boundary



For identification purposes only

THE PARISH PLAN

3.1 POPULATION

Of those who responded to the questions on gender and age, the profile shows a parish approximately half male and half female, with a roughly similar gender split across all age bands. About 15% of respondents are below the age of 17, and 41% over the age of 60; this compares with the national averages of 20% and 21% respectively and tallies with the acknowledged fact that the south west is attractive to retirees.

Most parishioners, around 63%, live in All Saints and Smallridge, with smaller numbers,

about 33% in all, living in Alston, Churchill and Waggs Plot. Colston Cross, Fordwater, South Common and Coaxden Cottages, which are sparsely populated, make up the remainder. Around 60% have lived in the parish for over 15 years, which includes 17% who were born here; 22% moved to the parish for their retirement.

A large majority of parishioners, 93%, live in owner occupied homes. 6% live in rented homes and 1% have a second home in the parish.



3.2 THE ENVIRONMENT

3.2.1 GEOGRAPHICAL FEATURES

The questionnaire listed several of those geographical features that are typical of the medieval field pattern, so rarely found in England now. A significant number of respondents, on average around 78%, felt it important that these features should be protected. Hedgerows were seen as

particularly important, with 87% wanting them protected. Residents were asked to list those landscape views that were important to them. Many cited that “*all* views are important” and around a third of the households defined specific vistas which they felt should be preserved.

3.2.2 HOUSING DEVELOPMENT

The questionnaire defined the Smallridge Built-up Area Boundary, previously known as the Village Envelope, and sought parishioners' views on its alteration. A significant majority, 86%, would not like it to be enlarged; this figure includes the 2% who would actually like to see it reduced. On the question of further development within the Built-up Area Boundary, only 14% were in favour, 63% against and 23% had no strong view.

"If further development were inevitable" is an option that some people did not accept or choose to address; respondents could tick as many types of housing as they wished. Freehold for sale was the most popular choice (224 ticks), followed by housing association or affordable housing (145) and rented housing (70). Several people commented that new housing should be earmarked for the benefit of local young people.

Notwithstanding the strong feeling against further development, the Committee has been advised by the Parish Council that there is a recognised need within East Devon for more affordable housing to accommodate local people. East Devon District Council is presently asking all Parish Councils to identify suitable potential sites. Within the parish there is such a site at Waggs Plot, where five houses could be built, and this was identified by a number of parishioners. This land is owned by the District Council and lies adjacent to existing houses which were once council owned. The Parish Council's position has always been that action should be taken to meet a demand for affordable houses, but only if the need were identified through a detailed study. Further, the Parish Council would require that the potential occupants be locally based and that this be ensured by a majority equity remaining with a housing association, under strict terms and in perpetuity.

3.2.3 HIGHWAYS

Two of the geographical features which affect the parish highways are the narrow lanes and high hedges, features which the majority of respondents felt it important to preserve. The questionnaire only asked for comment on steps to be taken to improve road safety and, out of the 184 questionnaires returned, 53 comments were made. It must be surmised therefore that 71% do not feel the need for any change to the status quo, indeed some expressed sentiments quite vehemently against change. Of the comments that were made, the feeling was that our geographical features should be managed rather than changed. More frequent hedge and

verge cutting was cited by many, with passing places, improved road surfacing, more footpaths and restriction on heavy goods vehicles cited by a smaller number. Signage brought a mixed message, with as many for as against, out of those who responded. However, by far the most critical factor was speeding and criticism was placed quite firmly on drivers, often felt not to be local residents. Suggestions to overcome this problem included lowering the speed limit still further, various measures to enforce it and the introduction of speed humps.

3.2.4 NUISANCE

The question on sources of nuisance required a written response, rather than ticks, and 79 complaints were specified. Of these the greatest irritants are noise, traffic and fumes. 70% of the complaints about noise specifically mentioned military aircraft and 70% of the complaints about traffic specified heavy goods vehicles. Other complaints were on dog fouling, dog barking, motorcycle and machinery noise, dumping of rubbish and inconsiderate parking and driving.

There was a separate question on street

lighting which asked for suggested locations if there were a need. 14 suggestions were made, implying that 76% of households felt there was no need. Although not invited, 25 comments were made under this question specifically objecting to street lighting and the urbanisation it would bring.

A question on flooding and drainage problems prompted little response with most people unaffected or accepting the occasional problems that come with extreme weather conditions.

3.3 SERVICES



3.3.1 COMMERCE

The main industry in the parish is agriculture. There is also a pub and several establishments based on tourism. Of those parishioners who are of working age, 52% are employed locally, half of them within the parish and the other half in Axminster or Chard. Another 41% work further afield and 7% are unemployed. Most of those who commute, 87%, do so by private car.

There is a strong feeling against new commercial development, with 77% against intensification, 6% for it and the remainder

having no strong view. However, when asked which types would be preferred should intensification become inevitable, retail was most favoured, closely followed by agriculture. Cottage and equine industries came next but various other suggestions had little support.

A subsequent question asked about services within the parish and the responses indicate that such commercial activities as a shop and a post office would be supported by approximately 60% of respondents.

3.3.2 TRANSPORT

The nearest essential services such as medical, shopping and banking are in Axminster or Chard and, therefore, involve transport. Most of the population uses private transport to access these services, but others use the Devon County Council sponsored service, Fare Car. This is specifically directed at those living in rural areas, not necessarily the elderly or infirm, and provides a door to door service. Less than half the population wanted public

transport in the parish, but those that did wanted it predominantly for shopping, social and medical purposes. Whilst not totally flexible, Fare Car provides a viable solution for a rural area, being a compromise between the wishes of those who want a regular bus service and those who are against urbanisation. It may be that not all parishioners are aware of the service, suggesting a case for wider communication.

3.3.3 AMENITIES

Of the facilities that do not exist in the parish, a minority (31%) of respondents indicated that they would support a clinic and/or pharmacy. Other facilities that would be supported include a sports ground (30%) and a playground (24%).

Respondents were prompted to rate the importance of utility services. The low response suggested little interest but, where interest was shown, gas took first place, followed by Broadband and main drainage.

3.3.4 HOUSEHOLD WASTE

Parts of the parish are covered by the Green Box collection scheme, which takes glass, aluminium and paper once a fortnight. There are also recycling banks, which take a wider range of materials and a Council run tip at Honiton that will take almost anything. Parishioners were asked to rate the effectiveness of these services.

Those that had the benefit of the Green Box scheme found it largely reliable and convenient, but the majority, 90%, would like a wider range of materials to be collected; cardboard and plastic were specifically mentioned. However, a number of respondents complained that their area was not covered by the scheme, especially those in

Waggs Plot and, worse, that their area is covered but requests to be included in the service had been ignored.

Those who use recycling banks found them convenient, but there is a strong call for more local arrangements.

Generally, the provision of refuse tips is found to be satisfactory except inasmuch as the locations are too far afield and, to a lesser extent, the opening times are too restricted.

A significant number of respondents, around 10%, were unaware of the services relating to household waste, and a smaller number, some 5%, were aware but did not use these facilities.

3.3.5 POLICING

The main concern in the parish is burglary, in particular, of the shed/outbuildings type. A very small number of respondents complained at the lack of visible police presence, though the parish does have its own Rural Beat Officer who, together with the Neighbourhood

Watch Co-ordinator, provides advice and general support. 60% expressed satisfaction at the effectiveness of the Neighbourhood Watch scheme while 25% claimed they were not covered.

3.4 THE SOCIAL SCENE



3.4.1 THE CHURCH

The Church was overwhelmingly important to respondents for key events, as an historic building and as an important part of parish life.

However, a much smaller number used it for occasional worship and significantly fewer for regular worship.

3.4.2 THE SCHOOL

While there is no question of the high standards of the school and its presence in the community, 59% of respondents were against any expansion to the roll numbers. The School Governors have given assurances that they have no plans for a large increase but have also pointed out that the authority to change roll numbers is not within their remit.

Many respondents added comments to the question on roll numbers and, overwhelmingly, these highlighted traffic problems. This is in addition to those comments made to an earlier question on road safety and relating to school traffic. It is

possible that the road safety issue is clouding other considerations relating to roll numbers but, in any event, it is clearly serious enough to need addressing in its own right. Another strong feeling was that the school risks losing its ethos as a village school for village children, becoming one that relies on a massive input of non parish children.

Respondents were asked to indicate their interest in community activities using the proposed new school building. Some 69% expressed an interest in adult education, 49% in sports and 28% in community activities.

3.4.3 THE VILLAGE HALL

The village hall is used by almost all parishioners, providing a venue for very many different organisations and functions, regular and one off. It relies on the community for support, both financial and in kind, a burden that grows heavier with age and ever increasing government legislation.

Comments made by parishioners show that the hall is popular, and that it is important it should continue to flourish. However, the limited financial help given by various authorities would need to be increased to ensure this.

3.4.4 PUBLIC FOOTPATHS AND BRIDLEWAYS

A number of suggestions were made to improve footpaths and bridleways but the majority of respondents, 70%, said they were easy to find and to use. Only 13% took the opposite view and 17% had no strong view.

Most of the suggestions related to signing, others asked for better maintenance and dog friendly stiles. A few people wanted gates to be better maintained or made horse-rider friendly.



3.5 THE ACTION PLAN

PUBLIC TRANSPORT

Vision: Increase awareness of the flexible transport system that serves the parish.
Action: Advertising campaign.
Lead: Parish Council.
Partners: EDDC; Transport provider.
Time scale: Ongoing.
Remarks: Parish Council to review each April.

VILLAGE HALL

Vision: Maintenance and improvement of the hall and promotion of its community value.
Action: Investigate sources of funding; promote uses; monitor condition.
Lead: Hall Committee.
Partners: Parish Council; EDDC.
Time scale: Ongoing.
Remarks: Maintenance requirements to be reviewed annually.

VILLAGE SHOP/POST OFFICE

Vision: Provision of the facility of a village shop/post office.
Action: Be receptive to applications by private operators.
Lead: Parish Council; private operators.
Time scale: 2005/6
Remarks: Subject to private interest, viability and normal planning constraints.

MEDICAL FACILITIES

Vision: Provision of a local clinic/nurse/pharmacy.
Action: Investigate options and viability.
Lead: Parish Council.
Partners: Axminster Medical Practice; EDDC; NHS Trust.
Time scale: 2005/6
Remarks: Subject to viability.

PLAYGROUND

Vision: Provision of a secure playground with appropriate equipment.
Action: Ascertain need and, if required, research site, area of responsibility, cost and funding.
Lead: Parish Council.
Partners: Parents and children; School; EDDC.
Time scale: 2006/7

THE VILLAGE SCHOOL

Vision: Maintenance of the "village school" standards and character and improvement of facilities.
Action: Restrict future development to the improvement of existing facilities and implement schemes to reduce traffic congestion.
Lead: School Governors; Diocese.
Partners: LEA; Parish Council.
Time scale: Ongoing.
Remarks: Plans for building programme are to be submitted in 2005.

HOUSING

Vision: Maintenance of the rural character of the settlement.
Action: Resist new housing outside the Built-Up Area Boundary.
Lead: Parish Council; EDDC.
Time scale: Immediate and ongoing.

AFFORDABLE HOUSING

Vision: Provision of affordable housing to meet local needs.
Action: Assess need and approach housing association.
Lead: Parish Council.
Partners: EDDC; Housing association.
Time scale: 2005-8
Remarks: District Council owned land identified at Waggs Plot.

COMMERCIAL DEVELOPMENT

<i>Vision:</i>	Resistance to further commercial development.
<i>Action:</i>	Adopt a policy of refusal, excepting existing activities where these do not conflict with the EDDC local plan or the settlement's characteristics.
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	EDDC; Tourist Board.
<i>Time scale:</i>	Immediate and ongoing.
<i>Remarks:</i>	Agriculture and tourism identified as most favoured of existing activities.

PEDESTRIAN SAFETY

<i>Vision:</i>	Maintenance of all aspects of the highway regarding safety, with particular regard to school traffic.
<i>Action:</i>	Consult agencies on speed restriction, visibility, passing spaces and parking; implement as required
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	ED Road Safety Officer; DDC Highways Dept.; School; Police.
<i>Time scale:</i>	Immediate and ongoing.
<i>Remarks:</i>	Parish Council to review annually.

RECYCLING AND DISPOSAL OF WASTE

<i>Vision:</i>	Expansion of recycling arrangements to meet public requirements; control of dog waste.
<i>Action:</i>	Source sites for recycling banks; lobby green box agencies to expand collection and scope of waste; promote awareness in dog owners.
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	EDDC; Recycling contractors.
<i>Time scale:</i>	Immediate.
<i>Remarks:</i>	Parish Council to review annually.

FOOTPATHS/BRIDLEWAYS

<i>Vision:</i>	Signs, stiles and maps that meet ramblers' needs without compromising rural character.
<i>Action:</i>	Review signs, stiles and maps; continue maintenance and improvements; promote awareness of existing maps.
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	Parish Footpaths Warden; Footpath Authority; EDDC Footpaths Officer; landowners.
<i>Time scale:</i>	Immediate and ongoing.
<i>Remarks:</i>	Parish Council to review annually.

CRIME

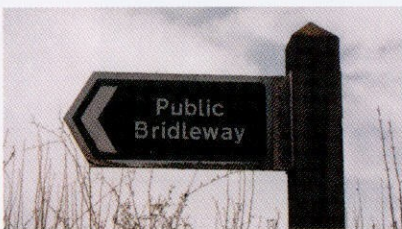
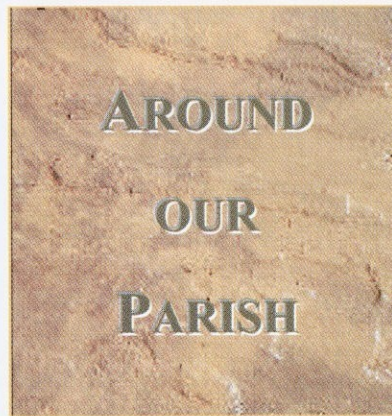
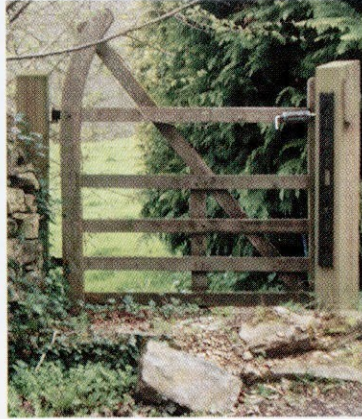
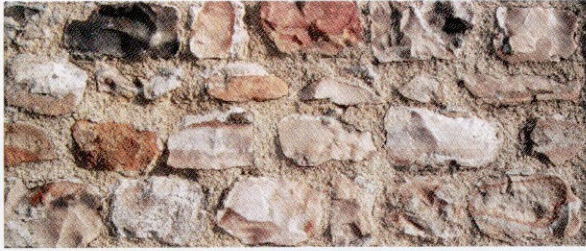
<i>Vision:</i>	Prevention of crime; security awareness.
<i>Action:</i>	Support all means of crime prevention; campaign of information.
<i>Lead:</i>	Parish Council; Neighbourhood Watch.
<i>Partners:</i>	Police.
<i>Time scale:</i>	Immediate and ongoing.

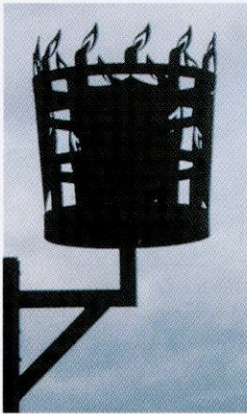
NOISE POLLUTION

<i>Vision:</i>	Reduction of noise disturbance, especially low flying aircraft.
<i>Action:</i>	Lobby military authorities; promote awareness of domestic noise pollutants; monitor issues.
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	EDDC Environmental Health Department.
<i>Time scale:</i>	Immediate and ongoing.

LISTED BUILDINGS

<i>Vision:</i>	Protection of heritage.
<i>Action:</i>	Monitor condition of local historic buildings and take appropriate action where practicable.
<i>Lead:</i>	Parish Council.
<i>Partners:</i>	EDDC; owners.
<i>Time scale:</i>	As required.
<i>Remarks:</i>	Ongoing.





THE VILLAGE DESIGN STATEMENT



4.1 THE LANDSCAPE AND THE ENVIRONMENT

Development both within and around the parish is constrained by its designation as an Area of Outstanding Natural Beauty or as an Area of Great Landscape Value, and by the Built-up Area Boundary. These areas are shown in the East Devon District Council Local Plans and on the map on page 6 of this report. Development *within* an Area of Outstanding Natural Beauty and an Area of Great Landscape Value will not normally be permitted, neither will development *outside* the

Built-Up Area Boundary. A substantial majority of the parish, over 86%, does not want any increase to the areas where development may be permitted.

There was clear support for all landscape features within the parish being robustly protected. Small fields, hedgerows, trees, ancient copses and natural stone walls were particularly highly rated.

POLICY STATEMENT

The Parish supports the status quo in respect of the areas designated as:-

- *an Area of Outstanding Natural Beauty*
- *an Area of Great Landscape Value*
- *the Built-up Area Boundary*

The Parish will robustly resist any development which will prejudice the scenic values, both within the Parish and the environment beyond.

The Parish recognises that traditional landscape features, such as small fields, hedgerows, trees and natural stone walls, are part of our rural heritage and must be preserved.



4.2 HOUSING DEVELOPMENT

The parish is sparsely populated with housing, especially outside the Built-Up Area Boundary, and this contributes to its rural character. Only 14% of the respondents to the questionnaire supported further development and 23% had no strong view. Notwithstanding the clear consensus against further development, should any new housing be proposed within permitted boundaries, respondents showed preference for the following:-

- Designs along traditional lines, using traditional materials, blending in with existing properties and offering a varied

street scene. The houses at Meadow View in Smallridge were particularly favoured for meeting these criteria.

- Preference was shown for two storey, three bedroom houses and for starter homes.
- Rented housing was unpopular (18%), with freehold for sale being most popular (58%), second to which came affordable housing (37%).
- Front gardens were considered important by 74% of respondents.
- There was a strong feeling against any further development in Smallridge Lane.

4.3 COMMERCIAL DEVELOPMENT

The predominance of commercial activities such as agriculture, livestock and other rural based pursuits, makes a significant contribution to the rural character of the parish. Whilst there was a strong feeling, 76%, against further commercial development, should this become inevitable only the following were

favoured by respondents:-

- agriculture
- small shop
- equine
- small scale cottage industry, such as joinery and crafts.

POLICY STATEMENT

The Parish will consider proposals for rural commercial activities, but only where they do not conflict with policies pertaining to an Area of Outstanding Natural Beauty and an Area of Great Landscape Value. Neither should such activities conflict with the settlement's character in terms of street scene, landscape, highway safety, and residential amenity, nor cause pollution by noise, congestion or odour.

4.4 PARKING

Reliance on the motor car is a feature of life in rural areas and 87% of the parish uses private cars for transport. This places pressure on the provision of safe, convenient and visually

acceptable parking facilities. By far the majority of respondents felt that parking within the car owner's property was the best option.

POLICY STATEMENT

Applications for residential or commercial development must provide adequate on-site parking. The maximum standards referred to in the East Devon District Council September 2002 Local Plan will be the basis for requirement.

4.5 DESIGN GUIDANCE



4.5.1 DEVELOPMENT WITHIN THE LANDSCAPE

- Existing hedgerows and trees should, as a general rule, be retained. Where the removal of established trees is unavoidable, *mature* new planting should be provided and included in the design proposal.
- Buildings situated in open landscape should be small scale and should not project above the skyline. Any proposed development should include a scheme for tree screening to minimise visual impact.
- Agricultural development should be located, where possible, within existing building groups such as the farmyard.
- Building materials should be appropriate to the rural environment. As a general rule, natural materials should be used. Roofs should be dark in tone and steeply pitched, and walls of traditional light tones. The use of non traditional and vivid colour schemes will be discouraged.

4.5.2 DEVELOPMENT WITHIN SETTLEMENTS

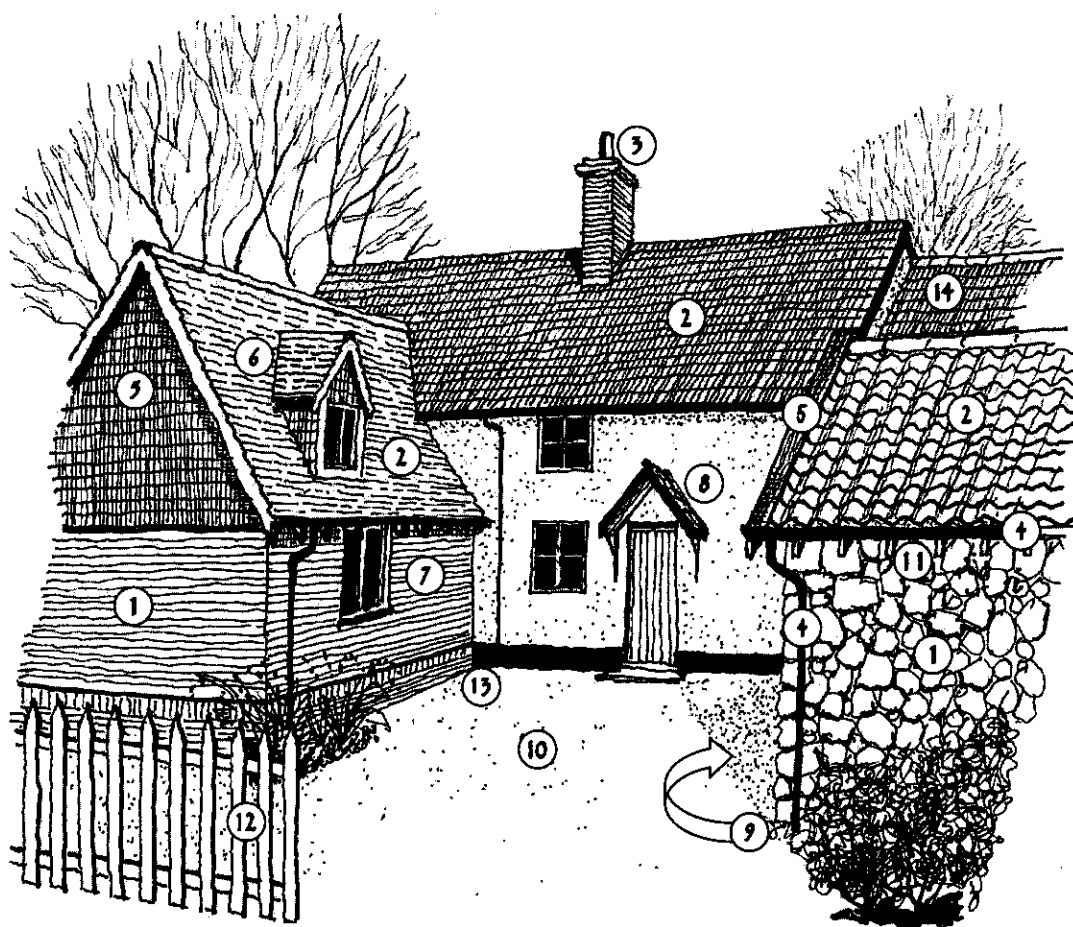
- New buildings should be appropriate in scale and design to the general character of their location.
- Two storey cottage style building is generally more appropriate. Flats and bungalows, being non traditional, will be resisted.
- Buildings should be located to achieve vista gaps. No building should obstruct any valuable views enjoyed by the public at large.
- Subject to protection of the amenities of adjacent buildings, a varied building line should be achieved to give visual interest to the street scene.
- Front gardens are highly desirable.
- Boundaries which are visually prominent should be of natural stone or hedging. Close boarded or panel fencing are visually inappropriate and will be resisted.
- Any proposal for new housing should include adequate provision for owner/visitor parking on site. Garages are generally preferred to open on-drive parking. Vision splays in accordance with Devon County Council requirements should be provided.

4.5.3 DESIGN DETAIL

Not all the following points arose from questionnaire responses, but they are based on acknowledged good design practice and this is a general reflection of parishioners' comments.

- New housing should be of traditional cottage style, incorporated within a varied street scene. It is recognised that there is scope for sensitive contemporary design but, as a general rule, ultra modern and "hi-tech" design proposals will be regarded as inappropriate.
- Extensions and alterations to existing buildings should normally retain the character of the original building or its environs.
- Traditional natural materials should be used; these include (i) slate, clay tiles and thatch for roofs and (ii) brickwork, natural stone, cobb and rendering for walls.
- Painted or stained timber windows are preferred by the majority. The use of PVCu, and other composite systems, for windows and rainwater goods, both on listed buildings and in an historic environment, will not be approved. There may be a case for their use in modern buildings, subject to location. Opening casements should be side hung, not top hung.
- Design features add to visual interest, such as traditionally designed brick chimneys, dormer windows and porches.
- Solar panels, TV aerials, satellite dishes, etc., should be installed discreetly.
- Roofs should have generous slopes with overhanging eaves. Exposed rafters at eaves is preferable to soffit boards and fascias.
- Dormers and porches should have pitched roofs; flat roofs are unacceptable.
- Gutters and rainwater pipes on listed buildings and in an historic environment should be cast iron and dark in colour.
- Large areas of glass in the street scene are inappropriate. As a general rule, the area of solid wall should significantly dominate the area of window openings on an external elevation.
- Detached garages should have pitched roofs to match the house. Metal up-and-over doors are considered inappropriate in the street scene. If possible, garage openings should be orientated so they are not visible in the street scene. Alternatively, subject to site constraints, it is preferable for double garages to have two single width doors separated by a pier, rather than one double width door.
- Floodlighting of buildings and drives should be of low intensity and, preferably, at ground level. All lighting should be well focused and designed to minimise sky glow and light pollution.

4.5.4 DESIGN FEATURES



SKETCH SHOWING SOME DESIGN THOUGHTS

LEGEND

- | | |
|---|--|
| <p>1 Walls: traditional materials, brick, stone, rendering, stained boarding.</p> <p>2 Roofs: clay tiles, pantiles, slate, thatch, steep slopes.</p> <p>3 Brick constructed chimneys, clay pots.</p> <p>4 Dark coloured rainwater goods, cast iron on listed buildings.</p> <p>5 Gable ends: timber bargeboards and verge cappings, boarded gables.</p> <p>6 Pitched roofs to dormer windows. Dormers should not dominate roof. Tile or boarded cheeks.</p> | <p>7 Windows: deeply inset, painted timber on listed buildings. No top hung casements. Should not dominate wall area in street scenes.</p> <p>8 Porches, canopies: pitched roofs, substantial overhang.</p> <p>9 Garages: pitched roofs. Timber doors. Avoid large doors facing street scenes.</p> <p>10 Shingle driveways.</p> <p>11 Exposed rafter feet at eaves.</p> <p>12 Timber palisade or hedges to frontages.</p> <p>13 Brick or black painted plinths.</p> <p>14 Extensions to listed buildings should be visually defined.</p> |
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THE LAST WORD



5.1 PARISHIONERS' COMMENTS

The Parish Plan and Village Design Statement project gave all parishioners the opportunity to put forward their comments, whether or not these were related to the topics covered by the questionnaire. Where comments form part of the report, these have been embodied in the relevant sections. Some questions ("When will the village hall's facilities for the disabled be completed?") have been overtaken by events. This section covers the points that have not been covered elsewhere.

One of the strong points to come out of the responses is an overwhelming feeling of warmth for the parish as a whole. Such comments as "lovely environment", "quality of life", "lovely people", "clean air", "unspoilt", "quieter way of life" and "a privilege to live here" give insight to the oft repeated plea to leave as much as possible unchanged. However, it was generally acknowledged that some changes are inevitable, if not desirable, and need to be addressed. The important thing is to get the balance right.

A number of people referred to derelict buildings that they felt should be preserved. These are in private ownership and, unless listed, fall outside the control of the statutory authorities, so no action can be taken. Should the owners ever make application for changes then the authorities may be in a position to influence design and use and will refer to the guidelines in Section 4: The Village Design Statement.

Reference was also made to the Country Market. Sadly, it has been acknowledged by its own committee that customer interest is

dwindling, and this has a knock on effect on the traders. "Use it or lose it" applies here, as it is an enterprise that is very much subject to market forces.

The question on sources of nuisance prompted many responses. Some have been covered under the relevant sections but others are outside the control of the authorities. These include barking dogs, dog fouling, noise, fumes and untidy properties. These are either issues of social behaviour, courtesy or common sense, or the product of legitimate established enterprises. Whilst the authorities have control over intensification, there is little that can be done about existing activities, other than to try to influence people's behaviour through information campaigns (see the Action Plan on dog fouling). However, should such nuisances pose a threat to environmental health, then any member of the public can report it to the Parish Council or direct to the District Council.

Some questions prompted diametrically opposed views, such as those on street lighting, footpath signing, highway management and general urbanisation. This report must, and does, reflect the majority view.

Finally, there were comments on the questionnaire itself. Concerns about "How is the report to be used?" and "Who paid?" are addressed in the following sections: The Way Forward and Acknowledgements. The general message, though, was one of appreciation and the Committee is very grateful for the warm comments that have been made.

5.2 THE WAY FORWARD

With the completion of this report The All Saints Parish Plan and Design Statement Committee has finished its work and will be disbanded.

All files in connection with the project will pass into the safe keeping of the Parish Council. This includes the statistical analysis prepared by Devon County Council, which has been combined with a transcript of the comments made by parishioners. Some of the comments may have been omitted or edited, but this is only in order to preserve anonymity.

The report will pass into the ownership of the Parish Council, which will take on the responsibility of overseeing the actions listed in Section 3.5, The Action Plan. The report

will also be passed to East Devon District Council. Both the District Council and the Parish Council will use the Village Design Statement as a reference tool. Whilst it cannot necessarily stop new development, a Village Design Statement can influence developers and planning authorities to ensure new buildings reflect the findings in the report. Provided the Village Design Statement accords with statutory guidance and policy, it can be adopted as Supplementary Planning Guidance and will be taken into account in the consideration of planning applications. Should a planning application be refused on design grounds, the Village Design Statement will give weight to the refusal and may be cited at appeal.

5.3 THE COMMITTEE

The following parishioners formed the membership of the All Saints Village Design Statement Committee:-

Clive Bareham (Secretary)
Daryl Bass
Kevin Baulch
Rita Brickill
Libby Dibble
Patricia Sill Johnston

Robert Speed
Sylvia Spiller
Alan Storey (Treasurer)
Richard Tofts
Anthony Young (Chairman)

5.4 ACKNOWLEDGEMENTS

The Committee would like to record its grateful thanks:-

- to the Countryside Agency and All Saints Parish Council for the funding of this project;
- to East Devon District Council and to the Community Council of Devon for their advice, guidance and support;
- to Devon County Council's Corporate Consultation Services for their statistical analysis of the questionnaire; and
- to all those parishioners who have worked in partnership with us by giving their time and careful consideration in responding to a lengthy questionnaire.



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