

# **BERE PENINSULA NEIGHBOURHOOD PLAN (BPNP)**

## **STATEMENT OF CONSULTATION**

**V9.3 December 2017**

[www.berepeninsulaplan.org.uk](http://www.berepeninsulaplan.org.uk)



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# CONSULTATION STATEMENT

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2).

## SECTION 1: INTRODUCTION

### *1.1 What is BPNP?*

This draft Neighbourhood Plan is submitted by Bere Ferrers Parish Council (BFPC), which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Bere Peninsula Neighbourhood Plan Group (BPPG), a team of volunteer parishioners operating under the auspices of Bere Ferrers Parish Council.

The whole parish of Bere Ferrers (also known as the Bere Peninsula) has been formally designated as a Neighbourhood Area through an application made in May 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by West Devon Borough Council (WDBC) on 15th July 2014.

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 as well as being cognisant of the various local constraints imposed by AONB, World Heritage and Conservation Area policies and management plans.

The draft Plan identifies the period to which it relates as 2017 to 2034. This period has been chosen to align with the dates of the West Devon Borough Council Core Strategy and the emerging Joint Local Plan (JLP) being formulated by West Devon Borough, South Hams District and Plymouth City Councils.

The draft Plan does not deal with county matters, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Bere Ferrers. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

### **1.2 Purpose of BPNP**

It focuses on providing a balance between the need to preserve the unique environment, heritage and character of the parish, whilst enabling the continued prosperity of our communities.

This aim is achieved through the strict control of development to ensure it is about meeting local needs in a way that is not detrimental to the Parish as a whole. It makes provision for those things that are important to maintaining a thriving local community by:

- Providing for 50 new homes on 2 sites at Woolacombe Road, Bere Alston, to meet local needs over the next 17 years, to 2034. (i.e. a build rate of 3 dwellings per annum). This means new homes will be located near to local shops and services, on land that has the least impact on the AONB and World Heritage designations, and reduces the need for additional traffic to have to travel through the village.
- Allowing very limited house developments outside Bere Alston where there is an identified, specific local need which cannot be met elsewhere.

- Supporting small scale expansions of local businesses and home-based working, as well as encouraging further tourism and recreational activity.
- Encouraging the increased use of sustainable transport and promoting small improvements to the road network.
- Supporting those community facilities and services that are so vital to maintaining a thriving community.

This plan provides an opportunity to influence what happens in the Parish over the next 17 years, rather than having it imposed by government.

### **1.3 Evolution to BPNP**

The Bere Peninsula Plan Group first met on Wednesday 28th April 2010, initially set up as a Parish Plan Meeting evolving over time through a Community Plan and then in March 2014 into a Neighbourhood Plan. At all stages of this evolution into a Neighbourhood Plan the change was discussed and agreed with BFPC.

## **SECTION 2: APPROACH TO CONSULTATION AND ENGAGEMENT**

### **2.1 Aims of the consultation process**

The primary aim throughout the process has been to be inclusive and open to all that is to anyone living or working on the Bere Peninsula, the designated area. The awareness raising and promotional activities peaked and were timed to take place at key stages of the process, that is:-

- Stage 1 - Awareness Raising / Identifying issues and concerns / encouraging participation
- Stage 2 - Community Questionnaire Issue and Completion
- Stage 3 - Community Questionnaire Response Analysis and Feedback
- Stage 4 - Draft Neighbourhood Plan Consultation

This awareness raising used a variety of communication approaches including articles in the parish magazine (Bere Link), and local press, posts on local Facebook groups plus posters, banners and leaflets. The Plan Working Group also set up a dedicated website ([www.berepeninsulaplan.org.uk](http://www.berepeninsulaplan.org.uk)) to create a detailed chronological record of all events and documentation associated with the development of the Plan.

### **2.2 What consultation has taken place**

Throughout this process the Group has been open to inputs from the community and any community member has been welcome to attend the meetings, which are normally held monthly. To date 78 members of the community have attended expressing their views and shaping the process.

There were three phases of focused consultation activity:

#### **Phase 1 - Initial Parish Plan Consultation-March 2011**

Three Awareness Raising "Drop In" Events were organised with the objective of presenting some initial ideas and topics of community interest and seeking the community's input and engagement. Also 2 new members joined the Group.

#### **Phase 2 - First Public Consultation**

A major consultation exercise was undertaken in September / October 2013 when a 12-page Questionnaire was distributed to each of the 1450 homes on the Peninsula. It sought information on 7 topics: Community Life; Local Facilities; Local Services; Environment; Housing; Transport and Communications; and Economy. We received 639 completed Questionnaires, giving a return rate of 44%.

Most of the returned Questionnaires were in hard copy with only 5% using the on-line option. Consequently the Group had to input the hard copy data on Survey Monkey, so that it could be collated, analysed and fed back to the community. This feedback took place in three ways:

- a) Formal presentation to BFPC - Full Council meeting
- b) Community Feedback sessions at the Bere Alston Mini Market and the Bere Ferrers Community Shop, and
- c) A Report on our Website

The issues and proposed actions formed the foundations for the Neighbourhood Plan, especially the development of the Vision and Objectives. These evolved through discussion amongst the Group and the various consultations, including presentations to the Parish Council.

### **Phase 3 - Second Public Consultation**

The Draft Neighbourhood Plan produced by the Group was published in January 2017 with a formal launch at the Parish Hall in Bere Alston on 1st February 2017. We distributed, in 15 different venues across the Peninsula, 200 hard copies of the Draft Neighbourhood Plan for the community to read for those without access to the website. In addition, we attended the Bere Ferrers Community Shop, the Bere Alston Mini Market and the Soft Play session. We also held 'Table Talk' sessions at the Hope Cottage café in Bere Alston. During the consultation period, the interest was evident with our website receiving more than 800 hits at three times the average daily rate prior to the consultation. 79 people responded to Facebook postings.

## **SECTION 3: BACKGROUND TO CONSULTATIONS**

### **3.1 Why a Neighbourhood Plan?**

When the Group was set up in April 2010, the initial objective was to produce a Bere Ferrers Parish Plan. However, as it was being developed new opportunities arose offering a more empowering status so the Parish Plan evolved to embrace these opportunities:-

- In November 2012, the change to Community Plan (using the 'Plan It' model) was discussed and agreed following a presentation to BFPC by the WDBC Strategic Planning Team, thus conforming with the proposal in the adopted West Devon Core Strategy
- On 12th March 2014, following the government's Localism Act becoming law in 2012, the BFPC agreed the change to a Neighbourhood Plan to be produced in accordance with the NPPF regulation. This would give the Plan statutory status.

At all stages of this evolution to a Neighbourhood Plan the changes were discussed and agreed with BFPC, who received regular updates from the BPP Group Coordinator.

### **3.2 Initial Community Consultations**

A first meeting in April 2010 was attended by 21 local people where it was agreed to take forward the Parish Plan proposal and to set up working groups.

In March 2011 the Parish Plan Group held three drop-in events in 3 different venues across the Parish. Members of the community were encouraged to comment and invited to join the Parish Plan Group. These events were promoted through articles in the January and February edition of the Bere Link, the monthly parish magazine, and by posters around the Parish.

### **3.3 Publicising the intention to develop a NP**

All key stages of the evolution into a Neighbourhood Plan have been discussed and agreed with the Parish Council. The community has been kept informed by:

- Updates on the Bere Peninsula Plan website
- 20 articles in Bere Link Parish Magazine produced monthly - especially prior to key milestone events
- 6 articles in the Tavistock Times Gazette - especially prior to key milestone events
- Articles in Tamar Valley AONB Newsletter and the Moor Links Magazine

- Holding Awareness / Feedback Events in Bere Ferrers and Bere Alston
- Large Banner at Quarry Cross, the 'gateway' to Bere Alston village as well as a site that all vehicles travelling to Bere Ferrers village must pass
- Banners in the centre of Bere Alston
- Posters Campaign - displayed across the Parish
- Flyers distributed as inserts in the weekly Tavistock Times newspaper
- Flyers distributed locally in Primary School pupils' bags, local shops and meeting places (pubs, social clubs, Hope Cottage café)
- Posts on 3 local Facebook pages

### **3.4 Summary of the Consultations At Each Stage**

#### **3.4.1 Initial Public Consultation - Parish Plan - March 2011**

The Group organised 3 Awareness Raising Events as Drop-In sessions:

- Bere Ferrers Church Hall: - Saturday 12th March
- Primary School Sports Hall: - Thursday 17th March
- Bere Alston Parish Hall: - Saturday 19th March

At these events the community was asked to respond, by using Post-It notes, to the open question "*Are you concerned about: Education / Business / Youth / Highways and Public Transport / Needs for Elderly / Environment / Arts and Crafts / Communications?*" whilst Working Group members were present to answer questions and discuss issues raised. In addition, locals were encouraged to participate and to join the Bere Peninsula Plan Group.

The Group gave feedback to the community by having a table manned by Group members at Bere Alston Carnival Fun Day on Monday 2nd May 2011. The event was from 10 a.m. until 4 p.m. and was well attended.

The consultation event was a success with working groups created, new members joining the Group providing the foundation for the Plan process. During this process 72 different people attended the Group meetings, having their say and shaping the Plan. The core group included a good blend of parish councillors and other residents (some of whom have become parish councillors) supported by our local Borough Councillors.

#### **3.4.2 Community Questionnaire -September / October 2013**

In September 2013 a 12 Page A4 Questionnaire containing 44 Questions in 7 Sections (Community Life / Local Facilities / Local Services / Environment / Housing / Transport and Communication / Economy) plus a Business Owners Survey was hand delivered to every household (1,452). In addition, it was available on the BPNP website with a Survey Monkey on-line pro forma. We received 638 completed Questionnaires, which represented a healthy return rate of 44%. This was in part due to a successful awareness raising and advertising campaign before and during the consultation period as outlined below.

##### **Pre-Questionnaire Awareness Raising (see Website/Timeline/Questionnaire)**

In May 2013 a Stall at Bere Alston Carnival Fun Day gave advance notice of the Questionnaire programmed for September / October and the general topics to be included.

In September 2013 the Group placed articles in the Bere Link Parish Magazine and in the Tavistock Times Gazette. A large banner at Quarry Cross in the most prominent position to be readily seen by all traffic going to Bere Ferrers and Bere Alston was backed up by a poster campaign and a window display in Bere Alston village centre to announce the pending distribution of Questionnaires to each dwelling in the Parish. To keep people informed, the window display changed content in five phases up to the final collection of completed Questionnaires in early November 2013. In addition we

distributed A5 flyers via the Primary Schools Book Bag system and also we placed the flyers on the counters of local shops.

We manned roadshow displays at two Bere Ferrers Community Markets plus one at Bere Alston Mini-Market and at Bere Alston Primary School so we could answer any questions and encourage people to complete the questionnaire. Information was posted on the Bere Alston Exchange Facebook Group.

**Questionnaire Analysis** *(see Website/Timeline/Questionnaire Analysis)*

The survey produced a return of 638 completed questionnaires, equivalent to 44% of households on the Peninsula. All hard copy and on-line questionnaire results were transcribed into 'Survey Monkey' software for analysis. The results were summarised for public display in various ways, e.g. an interactive on-line document based on the actual questionnaire as well as hard copy text and graphic summary documents.

**Questionnaire Feedback Public Consultation** *(see Website/Timeline/First Public Consultation)*

The Questionnaire results and subsequent analysis were summarised for presentation to the public at five open events shared between Bere Alston and Bere Ferrers for further consideration and comment. Residents were able to discuss and comment on the spot and/or take forms and aide-memoires away for more consideration at leisure. The responses received were collated, recorded verbatim and analysed.

Several key local businesses (e.g. local shops, local organisations, care home, school etc.) were visited by Group members and the principals interviewed (see results in Volume 2, Appendix).

**3.4.3 Second Community Consultation - Neighbourhood Plan Drafting**

*(see Website/Timeline/Plan Drafting)*

All of the information collected so far was then analysed and sorted to prioritise the topics that were of greatest interest/concern to the community. We concentrated on matters that would have the most realistic chances of success, taking account of the inevitable feasibility, economic viability and cost constraints.

In June 2015 the Group made a formal presentation to the BFPC outlining the format and content proposed for the Plan document and was given approval to proceed.

**Consultation with Stakeholders**

Throughout the process the Group endeavoured to keep informed about concerns and plans of key stakeholders, including West Devon Borough Council, Tamar Valley AONB and local service providers. This was achieved

- by individuals in direct contact with the stakeholder, such as a Borough Councillor or a parent of a school child, or
- by attending relevant stakeholder meetings (e.g. Business Forum), or
- by reviewing the emerging Strategies and Management Plans from Local Authorities and key Service Providers, for example the Tamar Valley AONB Management Plan.

**Land Availability**

During the Plan drafting stage, the Group consulted with landowners who had offered potential development land via the Land Availability Assessment carried out by WDBC. This involved site visits with owners and/or agents. We also consulted DCC Highways concerning our draft ideas for highway/traffic management improvements in Bere Alston.

In July 2016 the NP Group made a second formal presentation to the Parish Council seeking approval for the proposed content of the draft Plan. As a result, the draft Neighbourhood Plan for the Second Public Consultation was completed and printed during December 2016.

**The Second Public (Section 14) Consultation** *(see Website/Timeline/Second Public Consultation)*

200 copies of the Draft Neighbourhood Plan were made available for the community to take, read and comment on. Library copies of the documents were made available to view at various locations within the Parish (in Bere Alston: Parish Council Office, Edgcumbe Hotel, Victoria Social Club, Bowling Club, Parish Hall, Hope Cottage, Doctors' Surgery, United Reform and Holy Trinity Churches, and Hairdresser's; in Bere Ferrers: Social Club, Church Hall, St. Andrew's Church, The Olde Plough Inn and Hairdresser's).

The Plan documents were also available for viewing and/or downloading in PDF format on the website.

The Consultation period ran from 1<sup>st</sup> February to 15th March 2017 during which the following methods of submitting formal comments were available:

**Residents of the Peninsula, local businesses and local organisations** could comment –

- by completing a paper response form that was available at the various consultation events held on the dates shown below at several venues in the Peninsula or alternatively
- on line via the website by clicking a link to the comments form, filling in the form and clicking finish when done. The software allowed only one response per computer/device, but it did allow multiple visits to the form until the finish button was clicked.

**Statutory Bodies:** These were individually emailed using a comprehensive mailing list and standardised invitation document (see below). A follow-up reminder was also sent out on 2<sup>nd</sup> March and all emails were tracked to confirm acceptance at the recipient addresses.

The Consultation was accompanied by a widespread publicity campaign and press releases fronted by the window display poster below which advertised all events during the consultation period.

The Launch Event, held in the Parish Hall, attracted about 100 residents and was opened by the Chairman of the Parish Council, Councillor Richard Leithall. The late Mike Benson, Neighbourhood Plan Group Coordinator, then explained the significance of the event, gave information on the consultation process and methods of submitting comments on the draft Plan. There was much discussion around the display of information set up by the NP Group and several local community groups had displays to show what they provided for the community (Bere Alston Trekkers, Carnival Committee, Chatterbox, Tiddlywinks, BEREGEN, Hope Cottage, Bere Ferrers WI, Peninsula Players, Bere Alston Recreation Park Groups, Applefest Group, Bere Film Group and Youth2Youth).

After the Launch Event another six “Walk-in” Consultation Events were held to coincide with other regular activities in both Bere Ferrers and Bere Alston, where the NP Group volunteers set up displays of information and answered questions. These were supplemented by twelve regular, two-hour “Table Talk” surgeries in Hope Cottage Cafe in Bere Alston on six consecutive Mondays and Tuesdays. These events were well supported with typically 15-20 residents attended each of the “Walk-in” events with an average of 5 or 6 at each “Table Talk” surgery.

From time to time during all of the above activities, we published news updates on the website to inform residents of our progress.



## **Facebook**

During 2016 the Group established a Facebook page to widen exposure of our activities within the community.

### **Summary of Facebook Responses**

To advertise the public consultation and to reach out to as many of the local public as possible social media in the form of Facebook pages were used.

Separate posts were made to the local pages on Facebook. All these pages are 'closed' groups where membership is by application/invitation and only the administrator can accept members. It is not open to public who are not members.

Pages posted on:-

**Bere Alston Exchange**, a page where members can sell and buy items as well as have a discussion, it has a membership of 867 who have to live on the Bere Peninsula

**Bere Alston Parents**, a page to share school information and news relevant to school age children, it has a membership of 190 parents of the village Primary school

**Bere Alston and Peninsula General Info**, with a membership of 333 local people

There was the opportunity for all the members of these pages to read the posts and have access to the information and web links advertised. Full verbatim copies of all posts are available in the appendix.

### **Posts to Bere Alston Exchange**

There were nine posts made between 2nd February and 14th March 2017.

Of these posts the most commented on was started on 22<sup>nd</sup> February and last comment made on 1<sup>st</sup> March. Of those that read the posts, 38 different people actively commented or 'liked' posts that were made (it is not possible to see how many saw the posts on this page).

### **Posts to Bere Alston Parents**

There were seven posts made between 22nd February and 14th March 2017.

Posts seen by 120 different people with 5 people making comments

### **Posts to Bere Alston and Peninsula General Info**

The posts made between 2nd February and 10th March 2017

We are unable on this page to see how many people saw the posts, (there were 5 'likes' by 5 people who had not commented on other pages).

In total, we know that at least 166 different local people read or commented on the posts advertising the consultation period and providing links to the website. Unfortunately two of the pages do not have the facility to see who has seen the post unless they commented or 'liked' the post.

## **SECTION 4: LIST OF THOSE CONSULTED**

### **4.1 Statutory Bodies**

The following list of Statutory Bodies, which were contacted and invited to comment on the Draft Neighbourhood Plan was compiled using a specialist list provided by WDBC supplemented by local specific contacts such as neighbouring councils and the representatives of potential development sites.

Abbey Surgery	Victor Gardner	Plymouth Hospitals NHS Trust
British Gas Utilities	Gulworthy Parish Council	South Hams District Council
BT Group Plc	GWR	South West Water Ltd
BT open reach	Highways England	SWEB
Buckland Monachorum Parish Council	Historic England	Tamar Estuaries Consultative Forum
Calstock Parish Council	Home & Communities Agency	Tamar Valley AONB
Coal Authority	IDF	Target Travel
Cornish Mining World Heritage	Marine Management Organisation	Tavistock Town Council
Cornwall Council	Mono Consultants	Three
Dartmoor National Park Authority	Natural England	Vodafone & O2
Devon & Cornwall Constabulary	Network Rail	West Devon Borough Council
Devon County Council	NHS	West Devon Community and Voluntary Services
ee	NHS Northern Eastern & Western Devon Clinical Commissioning Group	Western Power Distribution (South West) Plc
English Heritage	Plymouth City Council	EJFP Planning Ltd
Environment Agency - SW Region	Galliford Try Plc	Michelmore Hughes
G L Spurrell		

#### 4.2 Local Businesses and Institutions

H & A Sleep	Harris Garden Services	Pepper Street Breads
Adam Smith Electrician	J & S Downing	Premier Bere Alston Store
Bartlett Electrical	J A N Brown	RPM Groundworks
Bere Alston Co-op	J M Toll & Son	SJK Building Contractors
Bere Alston Primary School	Kingston Preserves	Steve Hingston Property & Garden Services
Bere Bookkeeping	Lynda Heriot Reflexology	Sue Fisher Garden Design
Bere Computing	Mansbridge & Balment	Tap Hill Takeaway
Bere Peninsula Care Ltd	Margaret's Hairdressing	The Edgcumbe Hotel
Bere Peninsula Pharmacy Ltd	Michael Barnes	The Olde Plough Inn
CCD Gas Services	Mike Vosper Farrier	The Tamar Belle
Chelfam Bere Alston School	N Blamey Carpentry	The Tamar Joinery Company
Chrissy's Kitchen	N Gay	Tracey Morris Child Minder
Debbie Doidge Childminding	Native Flower Farm	Valley Homes & Gardens
Dot-Teas	No. 12	Village Store & Bakery
Eastwood Garage	P & D Motors	Weir Quay Boatyard
Elford Maddock	Paul Wilmott Garden & Farm Services	

### 4.3 Community Organisations

Bere Alston Bowling Club	Bere Link	United Reform Church
Bere Ferrers Villagers' Group	Beregen	Victoria Social Club
Bere Ferrers Social Club	Holy Trinity Church	Weir Quay Community Watersports Hub Club Ltd
Bere Ferrers WI	St Andrew's Church	Youth 2 Youth

## SECTION 5: SUMMARIES OF MAIN ISSUES AND CONCERNS RAISED DURING CONSULTATIONS

### 5.1 Pre-Questionnaire

The results of the various awareness raising events and drop-in sessions described in 3.4.1 formed the basis of the Community Questionnaire that was distributed throughout the community in September/October 2013.

### 5.2 Post-Questionnaire – First Public Consultation

Community feedback was obtained at the five open events described in 3.4.2, which produced a total of 83 written responses broken down as: Environment 6 (7%); Housing 10 (12%); Economy 4 (5%); Transport and Communications 46 (58%); Community 14 (17%); Other 1 (1%). Full details of these responses are in the Appendix.

This feedback, together with information from discussions with DCC/WDBC, local businesses and organisations and site assessments of the various potential development sites identified by the WDBC 'Call for Sites' all provided key information to produce the Draft Neighbourhood Plan.

### 5.3 Second Public Consultation on the Draft Neighbourhood Plan - Written Comments Received (Section 14 Consultation)

#### 5.3.1 Summary Charts

During this formal consultation period we received 71 written comments from the community and statutory bodies. We encouraged comments on the Draft Plan including the various Objectives, Policies and Community Actions proposed. The charts provide a simple analysis of these comments and our assessment.

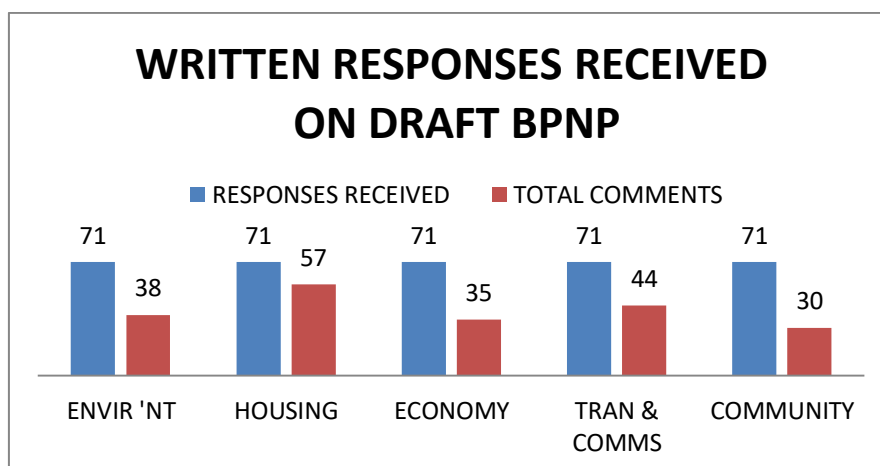


Chart 5.3.1

Chart 5.3.1 reflects the comments received from the 71 written responses against the specific sections of the Draft Plan. We received most comments on the Housing followed by the Environment, which is a consistent pattern.

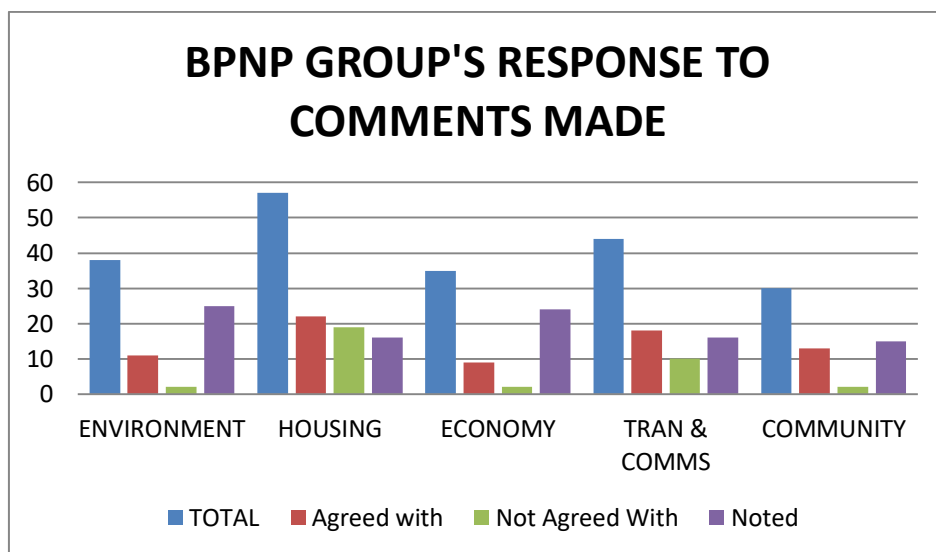


Chart 5.3.2

Chart 5.3.2 indicates the number of comments received in each category and how they have been recorded following detailed consideration. The "noted" classification has the most use, which reflects the level of comments made in support of the general approach and interest within the community but does not necessitate a change in the draft plan (e.g. supporting community actions such as setting up a local energy group or fostering a local business network).

### 5.3.2 Key Issues Raised

The following table lists the key issues raised during this formal stage of the consultations and how the NP Steering Group has taken them into account in revising the Plan for submission. Minor text corrections and wording amendments for clarification in the final Plan document are not included here.

Full details of all the issues/concerns raised and how they have been addressed are included in the Appendix document, "Section 14 Consultation Feb-March 2017 - Analysis of all formal and other responses received on the Draft version"

Policy Area	Summary of the key issues / concerns	How the issues have been addressed
Policy Statement	<ul style="list-style-type: none"> <li>Need to include reference to AONB and WHS management plans.</li> </ul>	<ul style="list-style-type: none"> <li>Amend Vision Statement wording.</li> </ul>
Environment	<ul style="list-style-type: none"> <li>Objectives must maintain or improve the area's unique landscape character and heritage, having regard to the special qualities and features of AONB and the Outstanding Universal Value of the World Heritage site and be in accordance with the Management Plans</li> </ul>	<ul style="list-style-type: none"> <li>The revised NP Section 7 (Vision and Objectives) tabulates the Plan Objectives, Policies and Community Actions including an emphasis on these aspects of the</li> </ul>

	<p>and other relevant guidance.</p> <ul style="list-style-type: none"> <li>• WDBC have confirmed that we will need to have Sustainable Environment Assessment conducted.</li> <li>• Clarify statements on flooding risk, both tidal and surface water.</li> </ul>	<p>environment.</p> <ul style="list-style-type: none"> <li>• SEA has been commissioned with a Report due late 2017.</li> <li>• Policy H6 amended.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• ‘Crime and the fear of crime’ are material planning considerations, therefore should be referenced in the policy controlling new development.</li> </ul>	<ul style="list-style-type: none"> <li>• Amend Policy H6 to include these criteria.</li> </ul>
	<ul style="list-style-type: none"> <li>• Need to include wording that confirms how the allocation of sites has taken into account the AONB landscape.</li> </ul>	<ul style="list-style-type: none"> <li>• Wording adjusted to confirm that the site allocation process has fully taken into account the AONB landscape considerations.</li> </ul>
	<ul style="list-style-type: none"> <li>• Network Rail requires: <ul style="list-style-type: none"> <li>- consultation on planning applications within 10 metres of relevant railway land</li> <li>- the Neighbourhood Plan to set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Amend Policies H2 and H3 and/or Policy H6 to include a requirement for developer contributions towards rail infrastructure where appropriate.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Potential impact on World Heritage Site.</b> The starting point should be the avoidance of harm, and the NPPF (para 132) states that substantial harm to World Heritage Sites should be wholly exceptional. Policy H4 is somewhat ambiguous in this respect.</li> </ul>	<ul style="list-style-type: none"> <li>• Amend wording of Policy H4 to confirm that the starting point should be the avoidance of harm and that any harm to a World Heritage Site should be wholly exceptional.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Policy H6. Housing Density and Design.</b> Should require developers to “make provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites.”</li> </ul>	<ul style="list-style-type: none"> <li>• Amend Policy H6 as suggested by Natural England.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>The role of Bere Ferrers –Section 6 page14.</b> Sustainability in rural areas can be difficult to define. The JLP also identifies Bere Ferrers as a sustainable location, albeit at a much lower, locally appropriate scale. Unallocated housing policy needs strengthening.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarify the role of Bere Ferrers in relation to the role of Bere Alston (new Policy H4A). Specifically it should be noted that Bere Ferrers does not provide the range of services available at Bere Alston, therefore it would be less sustainable to promote development at Bere Ferrers other than for meeting Local Needs.</li> </ul>
<b>Economy</b>	<ul style="list-style-type: none"> <li>• The revised job creation targets as in the emerging JLP should be used rather than those in WDBC’s Local Plan.</li> <li>• Support for a Local Business Network.</li> <li>• Recognition that "Tourism" could boost the local economy.</li> <li>• BA Fore Street will remain as the local retail hub.</li> </ul>	<ul style="list-style-type: none"> <li>• Text in the Stakeholder Inputs section amended.</li> <li>• Wording of Policy EC1 amended.</li> </ul>
<b>Transport and Communication</b>	<ul style="list-style-type: none"> <li>• Reference should be made to the cycle path between Bere Alston and Tavistock proposed by DCC.</li> </ul>	<ul style="list-style-type: none"> <li>• Transport Objectives amended by the addition of item 5.</li> </ul>
	<ul style="list-style-type: none"> <li>• Any works should not urbanise rural sections of the highway network and such works should make use of materials, layouts and boundary features that are in keeping with the local area. Equally signage, lighting and other street furniture should be kept to a minimum and opportunities taken to lessen such visual clutter where appropriate to reduce the visual impact of these items.</li> </ul>	<ul style="list-style-type: none"> <li>• Transport Objectives amended by the addition of Item 7 to emphasise these points. Policies T3 and T4 amended similarly.</li> </ul>
	<ul style="list-style-type: none"> <li>• The needs of those requiring wheeled transport, e.g. mobility scooters, prams etc., to get about easily in Bere Alston village should not be overlooked.</li> </ul>	<ul style="list-style-type: none"> <li>• Insert new para under Community Actions /Improvements to pedestrian safety in Bere Alston: ‘Prohibit the use of pavement obstructing signs in Fore Street’.</li> </ul>
	<ul style="list-style-type: none"> <li>• Community charging point(s) for the coming generation of electric vehicles should be included in the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate paragraph added under Community Actions: Transport.</li> </ul>

	<ul style="list-style-type: none"> <li>There is a need for disabled shoppers' parking for those who are unable to walk to the public car parks in Bere Alston.</li> </ul>	<ul style="list-style-type: none"> <li>Amendment to Transport: Community Actions to make provision for dedicated invalid parking space in Fore Street.</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>Need to emphasise the importance of local green spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Section 5 (Community Views) expanded to include more detail of responses to the Community Questionnaire, re local green spaces.</li> </ul>
	<ul style="list-style-type: none"> <li>Policy C1 should include the need to market unused premises (e.g. shops etc.) for their original use before change of use is contemplated.</li> </ul>	<ul style="list-style-type: none"> <li>Policy C1 amended.</li> </ul>
	<ul style="list-style-type: none"> <li>Policy C2 - the requirement for on-site provision of open space/recreation facilities seems unnecessarily harsh/optimistic for what will all be relatively small housing development sites. Also the only mechanism for protecting these spaces is as Local Green Spaces - and they must meet the criteria required in para 77 of the NPPF.</li> </ul>	<ul style="list-style-type: none"> <li>Policy C2 reworded to remove potential unreasonable demand and provide a more equitable requirement.</li> </ul>
	<ul style="list-style-type: none"> <li>Policy C3 - if someone is proposing to remove a community facility, they won't be arguing that there is a continuing need, so it would be up to the community to demonstrate that there is a need. Would it not be better to say that the developer should provide evidence to demonstrate that there is no continuing need?</li> </ul>	<ul style="list-style-type: none"> <li>Policy C3 reworded. It is reasonable for the onus of proof to be put on the developer.</li> </ul>

## 5.4 Second Public Consultation on the Draft Neighbourhood Plan - Other Comments Received

### 5.4.1 Summary Of Face-To-Face Consultations

The BPNP Group set up a series of Face-to-Face consultations during the consultation period for community members to discuss and ask questions about the Draft Neighbourhood Plan -

- Launch Event at the Parish Hall in Bere Alston
- Three Saturday mornings at the Bere Ferrers Community Shop
- Two Saturday morning Mini Markets at BA Parish Hall
- One soft play session on a Wednesday morning.
- Twelve Drop-In sessions at Hope Cottage

We estimate that over 500 people came to these events where the BPNP Group attended with a quarter stopping to discuss the Draft Neighbourhood Plan. We distributed 200 copies of the Draft Neighbourhood Plan at these events, especially for community members who do not have internet access.

The over-riding response was general support for the Draft Neighbourhood Plan. We have summarised the main comments received during face-to-face discussions below.

#### **ENVIRONMENT**

- Sustainable Homes - good design is essential such as adopting effective energy efficiency measures, including solar panels and grey water harvesting. We need to aim at Swedish or German standards, not our current build standards.
- The community recognises the importance of our special local environment and industrial heritage. The residents want it to be protected. There were concerns that in the past planners have not taken proper account of local opinion.

#### **HOUSING**

- Understood the need to provide some 50 new homes (+36 commitments) to meet local needs, especially for the young and elderly.
- Accepted the logic behind the housing site allocations being made to the east of the village, especially if the design would enhance the gateway to Bere Alston.
- There is a strong message that new developments must fit in with and reflect the particular character of the buildings in the immediate vicinity therefore good design is essential.
- Developments should reflect a mix of properties to meet the local needs, for example not just large executive detached properties.
- Several people did express concern that the two proposed developments at Woolacombe Road were disproportionate and developments should be spread more evenly in the Parish, including some in Bere Ferrers. The response to the Questionnaire gave strong preferences for developments of 10-20 units on the edge of the village.
- Would a small high quality eco-scheme, possibly self-build, be supported?
- Very strong feeling in Bere Ferrers that the Planning Application for 7 executive homes (February 2017) does not conform to the Draft Neighbourhood Plan and does not meet a local need.

#### **ECONOMY**

- The level of new housing development is insufficient to support current level of shops and services.
- Local people support the proposed re-development of Bere Alston Railway Station yard being limited to tourist related uses within the context set by the AONB and WH Designations.
- Planning Restraints on Business Promotion - Historically WDBC Planners are not sympathetic to small businesses, e.g. preventing signage and simple showroom facilities.
- Potential New Business must take advantage of the area's natural and industrial heritage therefore conserving and enhancing the environment is essential.

#### **TRANSPORT and COMMUNICATION**

- There was general support for the re-instatement of the railway to Tavistock but doubts over the timescale.
- At peak working hours, the Denham Bridge Road is already operating at capacity and more cars will exacerbate the situation.
- Proposals to improve the road safety were welcome.



- The new bus operator is providing a much improved service, but Bere Ferrers has a very limited service still.
- There is a need for more parking adjacent to the village shops, especially for disabled and elderly people.

## **COMMUNITY**

- Important that local services, including schools and surgery, can cope with the increased numbers of residents. Several people mentioned concerns over potential low water pressure.
- The Community Voice has been ignored, for example the proposed development at Woolacombe Road North exceeds the 10-20 units per site preferred by the community. Will the Neighbourhood Plan, if made, have the powers influence developments?

The issues raised and comments made during the face-to-face discussions are reflected by the written responses. People were passionate and forthright, especially those who were directly affected by the proposals in the Draft Plan. However there was an acceptance that the level of planned development was sensible for meeting the local needs but must be of good design and fit in with the local character of the area. There was a strong desire to protect, conserve and enhance the unique environment, both built and natural, whilst maintaining and developing local services and facilities, such as the shops and doctor's surgery.

### **5.4.2 SUMMARY OF FACEBOOK COMMENTS**

The main issues raised by the posts were:-

- many false rumours re the number of houses proposed (exaggerated) and incorrect information as to the proposed locations
- wanting extra housing to be for local people
- wanting housing to be of a good standard
- wanting housing to be suitable for disabled
- including bungalows as well as houses
- housing to be for rent as well as purchase
- concern that numbers of houses proposed are too large for the sites
- concern that water and waste pipes will not cope with extra demand from more houses
- contracts should not to be given to small contractors as the last two went bust
- housing would be better located in areas with better transport links and employment
- concern that we may need a bigger school, Dr's surgery, more shops etc
- concern that roads won't cope especially Denham Bridge road

## **SECTION 6: CONCLUSION**

The overriding impression from the feedback given by the community and statutory bodies is one of general acceptance of the Draft Neighbourhood Plan, in particular the size of development needed to meet local needs, although a few raised issues about the choice of sites.

The draft Neighbourhood Plan has been amended to reflect various comments and issues raised where the Group has accepted that they will improve the content of the Plan. These include changes which -

- provide greater clarity and accuracy
- reflect recent external changes, e.g. the emerging Joint Local Plan

The following table summarises the main changes to the draft Neighbourhood Plan reflecting the issues and concerns raised: -

PAGE	SECTION	REASON FOR CHANGE
7	Neighbourhood Planning Context	Improve clarity and recognise the emerging Joint Local Plan
12 / 13	Community Views - Housing	Include reference to AONB and WH status Improve clarity
15	Community Views - Community	Add text to introduce the Local Green Spaces importance
17	Stakeholders - Promoting Sustainable Development	Improve clarity by introducing NPPF Para 115 and 116 Recognises the emerging JLP
19	Delivering the Housing Requirement	Improves clarity, including the provision in Bere Ferrers
22	Local Economy	Recognises the emerging JLP
24	Transport	Clarifies the development of Cycle Paths Updates technology provision
25	Communications	Update on Connecting Devon & Somerset Potential of Airband
25/ 26	Community	Improves clarity re NPPF guidance
27	Community	Recognises the emerging JLP
28	Long term Vision and objectives	Improves clarity by introducing sustainable development
	Vision	Alternative wording proposed to provide clarity between Objectives and Vision
	Objectives	Represented in tabular form to include reference to relevant policies and state associated Community Actions
33	Objectives - Transport and Communications	Improve clarity re our support for a dedicated cycle way BA to Tavistock
34	Objectives - Transport and Communications	Improve clarity re marginal improvements to Denham Bridge road
39	Environmental Policies	Minor changes to text to improve accuracy and clarity.
44	Housing Policies	Clarify Proposal H1 - i.e. to "support" rather than "approve" Justification amended to include "Site Assessment process" and some key factors
45	H1 - Allocated Land	Number of minor text changes to provide greater clarity
47 / 48	Policy H2- Woolacombe North	Clarify the need to mitigate the potential impact on AONB Transport assessment to include impact on Rail network and possibly Developer contributions
49 & 51	Policy H3- Woolacombe South	Transport assessment to include impact on Rail network and possibly Developer contributions
52	Policy H4 - Unallocated Sites	Emphasise the need to avoid harm to WHS and AONB
53 / 54	Policy H4A - Bere Ferrers	Policy added to clarify and emphasise the specific criteria for developments in BF Justification statement - comply with JLP Policy, 12th Century Conservation village, AONB and to meet a specific Local Need
56 / 57	Policy H6 - Housing Density and Design	New paragraph addressing flooding issues - tidal and surface water New paragraph to introduce Crime Prevention Design issues
59		New paragraph recognising the importance of NPPF Para 173 not to act as an overall constraint on site delivery

59 /60	Policy H7 - Housing Need	Housing need - Text changes to clarify the need for balanced provision New paragraph recognising the importance of NPPF Para 173 not to act as an overall constraint on site delivery
62	Policy EC2 - Railway Yard	Clarify Policy - i.e. to "support" rather than "approve"
63	Transport Policies	Text changes to Policies T1 and T2 to provide clarity T3 - BA Gateway - new text specifies the need to reflect rural character and avoid urbanising
64	Transport Policies	T4 - Woolacombe Cross - new text specifies the need to reflect rural character and avoid urbanising
64 / 65	Community Actions - Transport	New paragraph giving context for suggested Community actions and possible implementation. Add the requirement for Disabled Parking space in Fore Street Add need for better sight lines at High Cross junction Improve clarity of need for road improvements at Quarry Cross
66		Additional text to expand on:- <ul style="list-style-type: none"> <li>• the potential for marginal improvements to the Denham Bridge road and the road from BF to BA.</li> <li>• street lighting, introducing creeping urbanisation</li> <li>• consider the need for local electric car charging point</li> </ul>
67 / 68	Community - Policy	Clarify Policy C1 - amend to support retail developments in the core shopping area of BA Amend Policy C2 - introduce Local Green Spaces and clarify the request for Developer contribution to support them. Clarify C3 - transferring onus to Developer.

## **SECTION 7: APPENDIX**

### **DOCUMENTATION, POSTERS, PRESENTATION AND DISPLAY MATERIAL USED DURING THE FORMULATION OF THE PLAN**

(All available on the Bere Peninsula Plan Website at [www.berepeninsulaplan.org.uk](http://www.berepeninsulaplan.org.uk))

#### **A - COMMUNITY QUESTIONNAIRE - SEPTEMBER-OCTOBER 2013**

##### **Questionnaire**

[QUESTIONNAIRE PDF](#)

##### **Questionnaire Analysis**

[QUESTIONNAIRE - Results interactive document](#)

[QUESTIONNAIRE - A Brief Guide to Key Results](#)

[QUESTIONNAIRE - Results Summary with Graphics](#)

[QUESTIONNAIRE - Free Text Responses](#)

[Considering Sites for Development in Bere Ferrers Parish](#)

##### **Poster Campaign**

[POSTER 1 \(3 PAGES\)](#)

[POSTER 2](#)

[POSTER 3](#)

[PRESS RELEASE FOR BERE LINK APRIL 2014](#)

[P6 RESULTS NOW AVAILABLE](#)

[P7 ENERGY ADVICE](#)

#### **B - FIRST PUBLIC CONSULTATION - QUESTIONNAIRE FEEDBACK**

##### **Bullet posters used during First Public Consultation**

[EMPLOYMENT BULLETS](#)

[ENVIRONMENT BULLETS](#)

[HOUSING BULLETS](#)

[LOCAL FACILITIES BULLETS](#)

[TRANSPORT and COMMUNICATIONS BULLETS](#)

##### **Consultation Results**

[PUBLIC CONSULTATION \(VERBATIM LIST\)](#)

[PUBLIC CONSULTATION \(TABLE SORT\)](#)

##### **Posters and Handouts**

[NOTICE OF CONSULTATIONS](#)

[KEY THINGS ON WHICH WE WOULD APPRECIATE YOUR FURTHER VIEWS](#)

[WHAT IS THIS ALL ABOUT 2 \(A5 BOOKLET\)](#)

[WHAT ARE WE TRYING TO DO](#)

[PLAN DEVELOPMENT TIMELINE](#)

[BANNER PUBLIC CONSULTATIONS](#)

[VERTICAL BANNER PUBLIC CONSULTATIONS](#)

[ENERGY ADVICE](#)

## C - DRAFT NEIGHBOURHOOD PLAN

[Minutes of site meetings at potential development sites \(BPNP APPENDIX Vol. 2, pages 181-187\)](#)

[Notes from discussions with DCC Highways and WDBC re Transport \(Team Meeting 2<sup>nd</sup> December 2015, Minutes 4.1 & 5\)](#)

[THE PLAN: Volume 1](#)

[PROPOSALS MAP](#)

[APPENDIX: Volume 2](#)

## D - SECOND PUBLIC CONSULTATION (Section 14 Consultation)



**Bere Peninsula Plan**  
Neighbourhood Plan  
**SECOND PUBLIC CONSULTATION EVENTS**  
1st February to 15th March 2017

**LAUNCH EVENT** WED 1ST FEB 6 - 8PM PARISH HALL BERE ALSTON REFRESHMENTS  
GET INFORMATION ON THE PLAN - SUPPORT LOCAL COMMUNITY GROUPS AND SEE WHAT THEY PROVIDE FOR OUR COMMUNITY

'Walk-in' Events

Sat 4th Feb 10-12 am Bere Ferrers Community Shop	Sat 4th Feb 10-12 am Parish Hall Bere Alston Jumble Sale	Wed 8th Feb 10-12 am Parish Hall Bere Alston 'Soft Play'	Sat 25th Feb 10-12 am Bere Ferrers Community Shop
Sat 25th Feb 10-12 am Parish Hall Bere Alston Mini Market	Sat 4th March 10-12 am Bere Ferrers Community Shop	WE ARE ALSO HOLDING REGULAR 'TABLE TALK' SESSIONS AT HOPE COTTAGE BERE ALSTON ON MONDAY AND TUESDAY MORNINGS FROM 10 TO 12 AM WHEN WORKING GROUP MEMBERS WILL BE PRESENT WITH PLAN DOCUMENTS, DISPLAY MATERIAL AND INFORMATION. JUST DROP IN FOR A CHAT.	

The Plan will be published on 31st January and will be available on the website and also in hard copy. This Consultation is your chance to comment formally (in writing or on-line) on the Plan which will influence development decisions affecting our community to 2034

Keep up to date with the latest news on our website [www.berepeninsulaplan.org.uk](http://www.berepeninsulaplan.org.uk) or on Facebook

### Consultation Events - bullet points summary panels by sector

- [ENVIRONMENT](#)
- [HOUSING](#)
- [ECONOMY](#)
- [TRANSPORT and COMMUNICATIONS](#)
- [COMMUNITY](#)

### Comments Forms and Notices

- [P026 HARD COPY COMMENTS FORM \(SAMPLE\) FOR RESIDENTS, LOCAL BUSINESSES and ORGANISATIONS](#)
- [P027 ON LINE COMMENTS FORM \(SAMPLE\) FOR RESIDENTS, LOCAL BUSINESSES AND ORGANISATIONS](#)
- [LETTER TO LOCAL BUSINESSES AND ORGANISATIONS](#)
- [EMAIL TO STATUTORY BODIES](#)
- [REMINDER EMAIL TO STATUTORY BODIES](#)

### Other Publicity items used for Second Public Consultation

- [JANUARY 2017 PRESS RELEASE](#)
- [P021 LARGE WINDOW POSTER](#)
- [P021A LARGE WINDOW POSTER CONSULTATION CONCLUDED](#)

- [P024 A4 POSTER - EVENT DATES](#)
- [P028 LAUNCH EVENT A5 HANDBILL](#)
- [P029 LAUNCH EVENT POSTER](#)
- [TIMELINE STATUS](#)
- [P025 'GET INVOLVED' QUARRY CROSS EYE CATCHER](#)
- [P025A CONSULTATION CONCLUDED QUARRY CROSS EYE CATCHER](#)
- [LARGE BANNER \(9FT X 3FT\)](#)
- [FACEBOOK TEXT SUMMARISING NP CONTENT](#)
- ['CONCLUDED' BANNERS PHOTOS](#)

#### **Results of Second (Section 14) Consultation February-March 2017**

- [List of all formal responses received \(verbatim\)](#)
- [Analysis of all responses received on the Draft Plan](#)

#### **E - GENERAL PUBLICITY ACTIVITIES**

- [Bere Link \(Parish Magazine\) Articles](#)
- [Tavistock Times Gazette Articles](#)
- [Moor Links Article](#)
- [Photographs of Engagement Events & Activities 1](#)
- [Photographs of Engagement Events & Activities 2](#)

#### **F - TEAM MEETINGS MINUTES**

- All minutes of the Team Working Group meetings are recorded on the website at [www.berepeninsulaplan.org.uk](http://www.berepeninsulaplan.org.uk) under menu item 'Team Meetings Minutes'.