



CHOICES **for** CHANGE

Stoke Fleming Neighbourhood Plan

Stoke Fleming's Neighbourhood Plan takes a major step forward with the publication of CHOICES for CHANGE

Over the past months we have sought your views about your aspirations for our community and your concerns: the problems you feel need to be tackled, things you want to see protected - and your priorities for the development and continued sustainability of our parish.

Most of the people who live in the parish like things pretty much as they are, but over time change does happen. The Neighbourhood Plan will enable us to have a much greater say in what changes take place, and how they happen.

CHOICES for CHANGE sets out various things that could be built into the Neighbourhood Plan. It is for you to tell us which you like, and which you don't.

In some cases we have set out the pros and cons of different courses of action.

We are planning for the longer term; the next 15 - 20 years. When the Plan is complete it will set out how we want Stoke Fleming parish to develop and remain a vibrant community into the 2030s and beyond.

Not everything would start to happen immediately, though some things might. If, for example, we decide where we would allow new housing to be built it may be years before the land in question becomes available and a developer decides to put forward proposals.

New housing is one of the most important and controversial issues, nationally and locally. The government wants many new houses built, and expects each area to contribute to the total. Some people would prefer to put an end to development, especially in the village. Others want affordable homes built for themselves and their families. There is also concern that new houses will simply become second homes, empty for most of the year and contributing nothing to community life.

Yet if one looks at the village as it is now and as it was 50 years ago, it is clear that massive changes have taken place. About three-quarters of the homes that exist today were not there then. If that development had not taken place, and the village had stayed as it was, how sustainable would it be now?

Would there still be a shop and post office, a pub, a village hall, a school or a library? Would there be enough people to support the various clubs and societies that enrich parish life? Would the new village hall ever have been built? Would there be a Stoke Fleming Magazine?



Very few of those homes that have been built are second homes. Most of the people who live in them are permanent residents. Whether they came here to work or to retire they have contributed in full to the life of the community.

Our task is to look forward rather than back, but we will need to do so with an awareness of the past, and we will need to base our judgements on a long-term view and decide what may benefit the community in the long run, and what might harm it.

Included with **CHOICES for CHANGE** is a response form and household survey. The response part allows you to give your views on each of the options set out in the booklet. The household survey part will help us get a much clearer picture of the parish as it is today, and the need for different types of development - and that will help when we come to make final decisions about the Plan.

Please complete the form. We need your views in order to ensure that the Plan reflects the views of as wide a range of residents as possible. You do not need to answer every question, but it will be helpful if you do. We will call to collect it in about a week's time. Alternatively you can bring it to the parish meeting that has been called to coincide with the publication of Choices for Change, or drop it in at the post office, the Green Dragon or the library. The greater the number of people who respond, the more full and accurate the picture we will have about the households of the parish and the views of the people in them. That will increase the chance we have of constructing a plan that commands general approval.

Your responses will enable us to draw up a set of proposals, based on your views, that will be the draft plan. We will carry out further consultation on that draft before preparing a final version. If a majority of those voting are in favour the Plan will come into force and will help defend us against unwanted change as well as helping bring about the kind of change we do want.

CHOICES for **CHANGE**

THE OPTIONS

Please indicate your preferences on the enclosed response form.

Would you be in favour of, or against, the following:

New Housing

- 1 In School Road on areas A and B, opposite the school

For: Close to the centre of the village, in an area where development has already taken place

Against: Most traffic would have to go through the congested village centre, aggravating existing problems

- 2 In School Road on area C, adjacent to Mill Lane

For: Close to the centre of the village, where development has already taken place.

Against: Encroaches on Mill Lane, an unspoilt lane and green route; would increase traffic through the congested village centre

- 3 To the west of Venn Lane on area D, adjacent to the cricket field

For: Opposite existing, established development; Venn Lane is wide and there is good access

Against: Access to this stretch of Venn Lane is through Cinders Lane, Ravensbourne Lane and Pleasant Valley, all very narrow and with few passing places

- 4 Between School Road and Venn Lane on areas A,B, D, E.

For: Would allow the creation of a link road from School Road to Venn Lane, reducing traffic the narrow parts of the main road and Church Road. These areas are close to the village centre, in an area where development has already taken place; the link road could reduce congestion in the village centre.

Against: Access to Venn Lane is by way of roads too narrow for two-way traffic

- 5 On the A379, opposite Premier Garage (area F)

For: Direct access onto main road. Most traffic would be in the direction of Dartmouth, not through village. Avoids 'ribbon' development along main road

Against: Would affect sea views on approach to the village. At some distance from the village centre

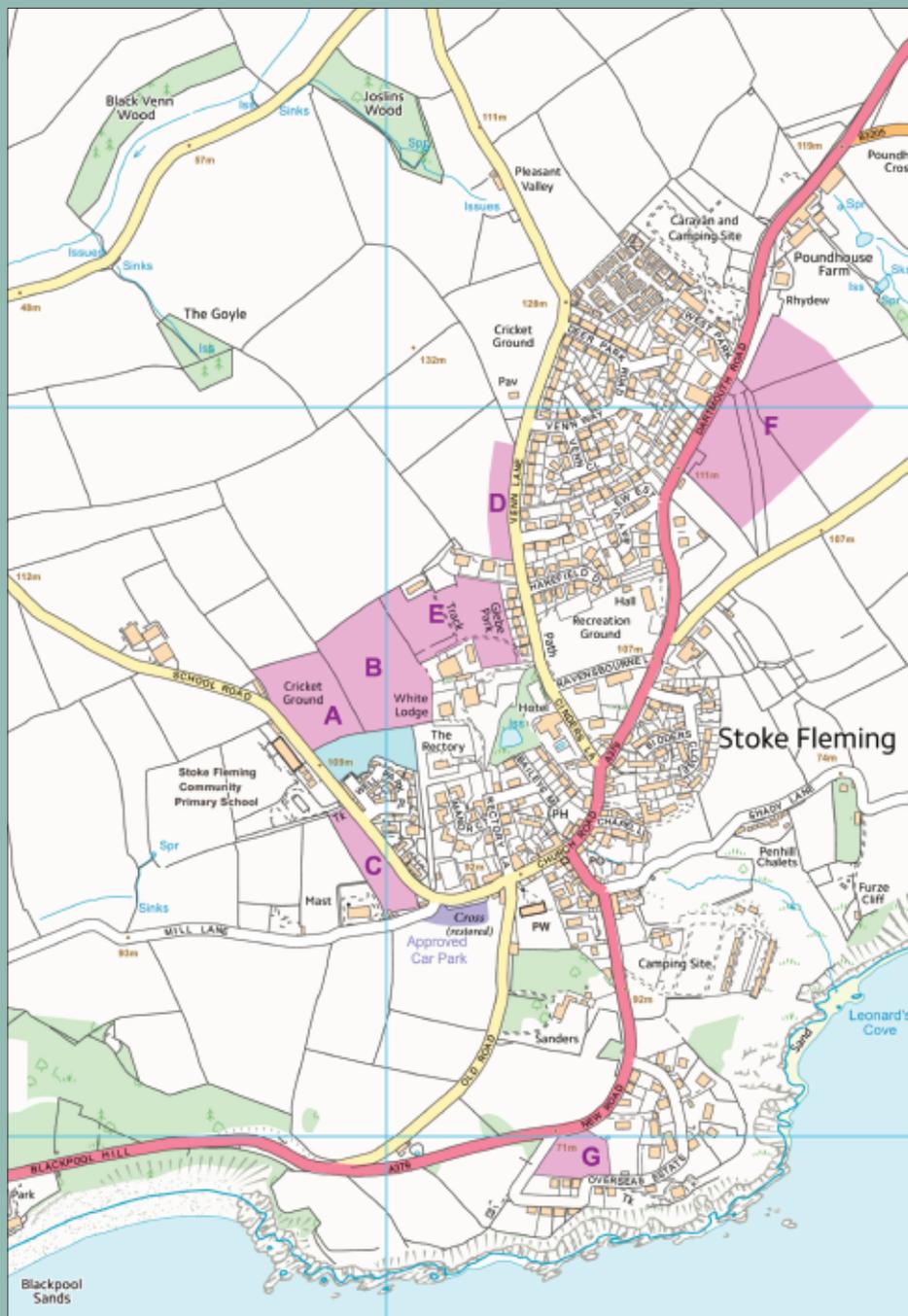
- 6 South of New Road, adjacent to Overseas with access from the road serving Overseas (area G)

For: In an existing area of development

Against: Would impede views along Start Bay

- 7 Infill, small-scale development between existing properties, and appropriately designed

- 8 Self-build properties, in suitable locations and appropriately designed



- 9 In rural areas of the parish such as Bowden, Ash and Bugford, on a small scale

NB: The proposed large-scale development at Cotton (West Dart) has already been approved in principle though final approval has not been granted

Protecting the following areas

- 10 Blackpool Valley to Venn Cross and Pleasant Valley
- 11 Mill Lane
- 12 Old Road (South West Coast Path)
- 13 Redlap Lane
- 14 The playing field
- 15 The seaward side of the A379, outside areas of existing development

Commercial development *(in appropriate locations)*

- 16 Small new commercial units
- 17 Conversion of existing unused premises
- 18 Live/work units

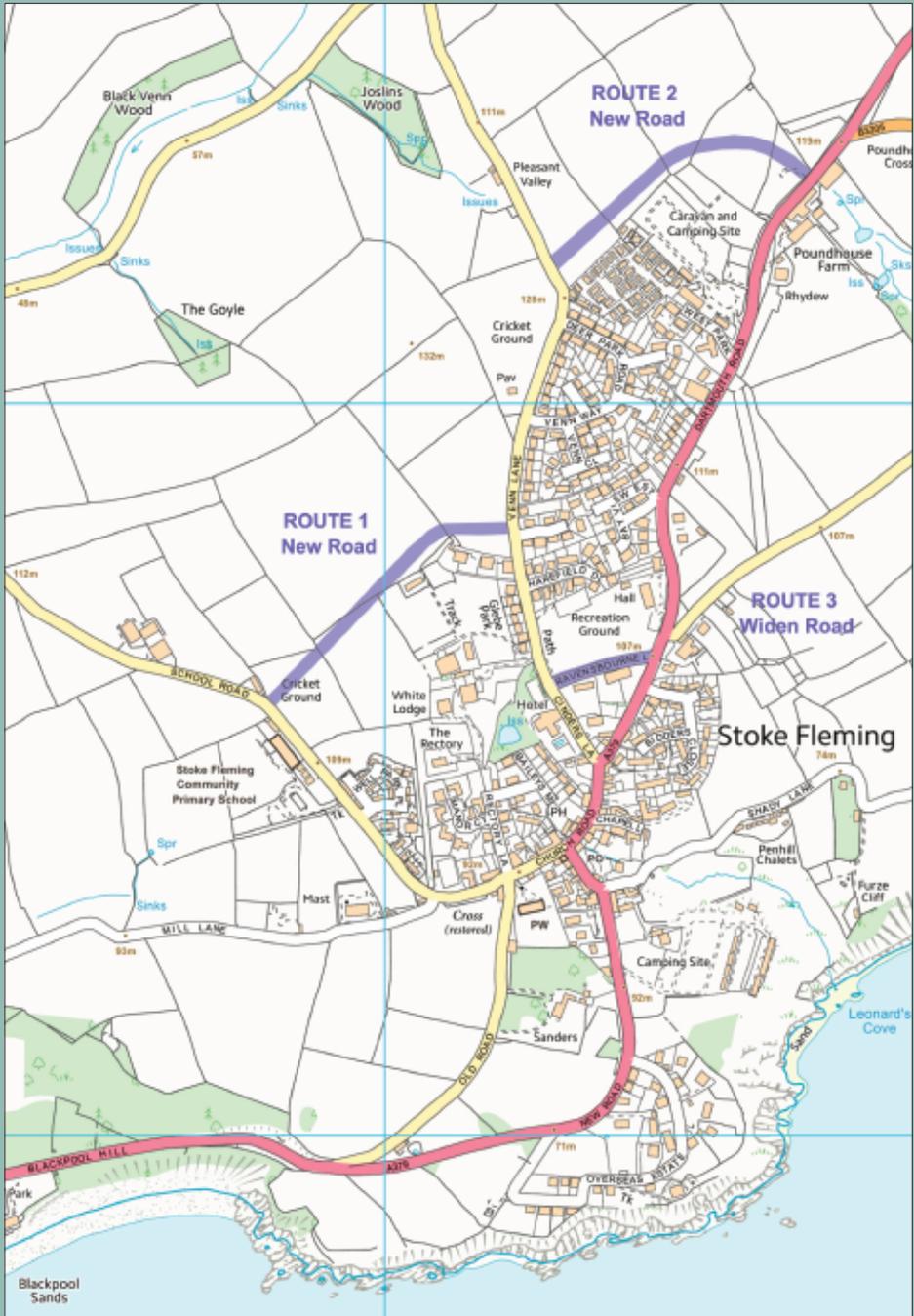
Roads

- 19 Between School Road and Venn Lane , on the assumption that housing development takes place in areas A-E (Route 1)

For: Avoid increased traffic problems in Church Road and through the village, caused by additional housing on School Road. Improved pedestrian safety in Church Road. particularly for school children

Against: Safety for schoolchildren could be improved by the provision of a footpath/cycle track between School Road and Rectory Lane (currently under consideration)

- 20 From Venn Lane round the north side of Deer Park to link with the A379, if Route 1 becomes a reality (Route 2)
- 21 Widening Ravensbourne Lane to provide access from Venn Lane to the A379, as an alternative to Route 2 (Route 3)
- 22 Upgrading the narrow single track parts of Venn Lane outside the village in order to improve traffic flow
- 23 Measures to control the speed of traffic in Venn Lane



- 24 Installing a lane separator at the junction of A379 and Ravensbourne Lane
- 25 Flood prevention works opposite the Post Office
- 26 The provision of culverts under rural roads, or other measures to avoid regular flooding from overflowing streams
- 27 Introducing measures to control speed on the A379 between Deer Park and the Village Hall
- 28 Creating a footpath/pavement connecting the existing pavements at the Village Hall and Deer Park
- 29 Measures to improve visibility and safety at the entrance to Deer Park
- 30 Improving dangerous or blind road junctions in rural lanes by cutting back high banks /hedges eg at Venn Cross and the Redlap Road junction with the A379
- 31 New street downlighting from dusk to midnight between Church Road and School Road

Parking

- 32 Extra parking spaces on a site adjacent to Mill Lane, behind the present parking area
- 33 Preferential parking for residents, by the sale of designated parking space permits in the proposed Mill lane car park on an annual basis.
- 34 Creating two short term parking spaces close to the shop\PO on the wider pavement on the main road to the left hand side of the shop/PO opposite the Village Notice Board

Pavements and footpaths

Creating painted "virtual" footpaths to improve safety for pedestrians, on the main road between:

- 35 The narrow section of road between Ravensbourne Lane and the PO
- 36 The Radius 7 restaurant and the footpath opposite Old Road

Maintaining and upgrading the Bird Walk by:

- 37 The regular removal of overhanging branches and tree trunks that are causing the fence to lean inwards
- 38 Provision of lighting
- 39 Re-surfacing the path with weatherproof paving or tarmac
- 40 Completing the SW coastal footpath between Shady Lane and Warren Point along the coast



- 41 A verge footpath along A379 between Deer Park and the existing right of way leading to Swannaton Road near the Toll House

Public Transport

- 42 A Sunday bus service on the No. 93 route all year round

Community

- 43 New classrooms at the school, replacing 50 year old 'temporary' ones
- 44 Provision of facilities for health services in the village
- 45 Creation of new open space in the School Road area

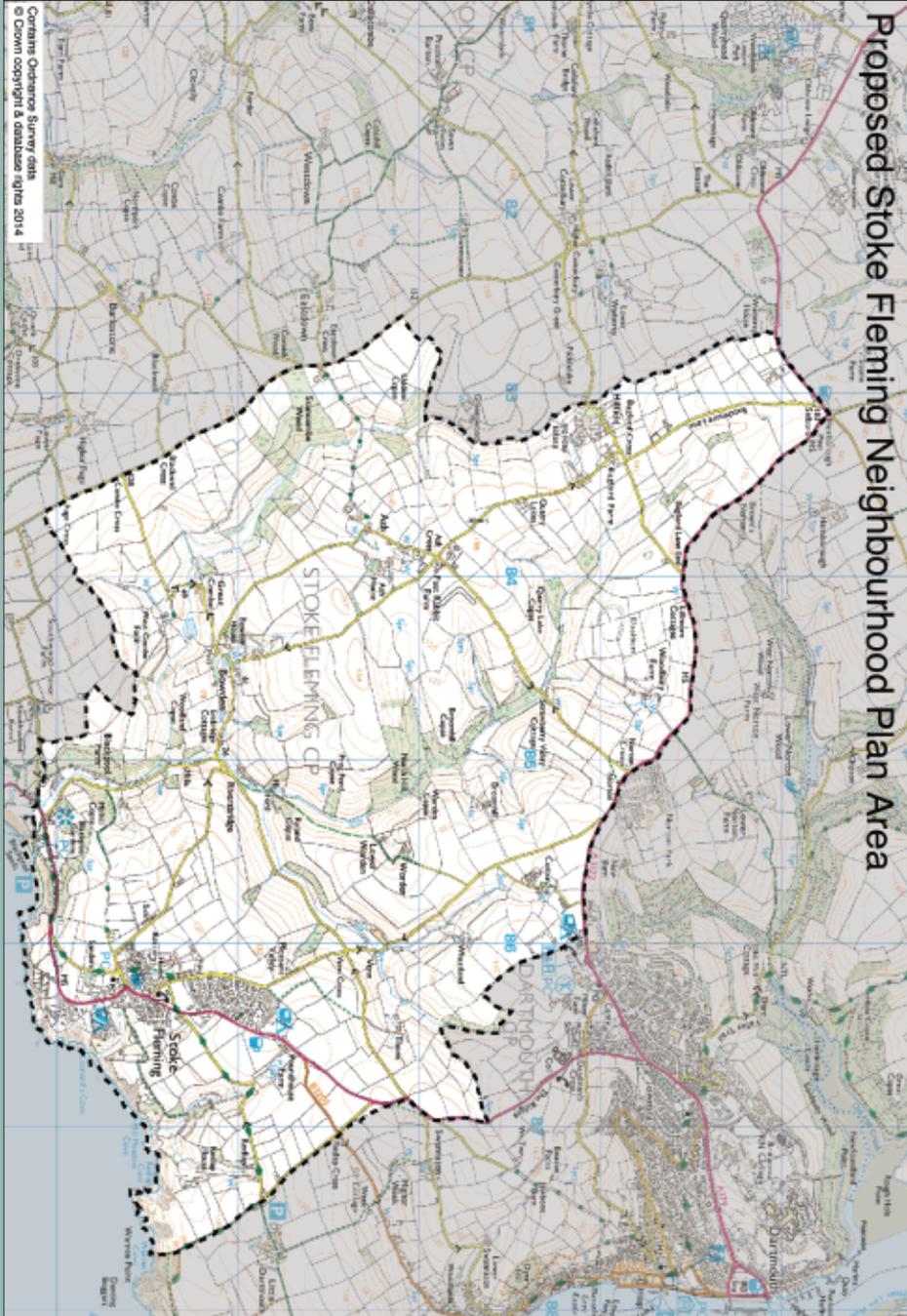
Environment

- 46 Commercial wind farms or solar farms within the Area of Outstanding Natural Beauty (AONB)
- 47 Commercial wind farms or solar farms outside of the AONB
- 48 Individual wind turbines or solar panels for private use on green land in the parish
- 49 Development which spoiled public views of the natural environment e.g. skylines, sea views, wooded valleys etc?
- 50 Development which involved the felling of woodland trees or destruction of the natural environment?
- 51 The development of a green burial site in the parish
- 52 The reintroduction of a waste recycling facility in the village

Infrastructure

- 53 Improved mobile phone coverage in all homes in the parish if it involved additional radio masts in sensitive locations
- 54 Devon County Council raising Stoke Fleming's profile in order to obtain improved mobile phone coverage
- 55 Devon County Council raising Stoke Fleming's profile in order to expedite the installation of faster broadband

Proposed Stoke Fleming Neighbourhood Plan Area



Stoke Fleming Facts

There were **1,019** people in the parish at the time of the 2011 census. Of these:

196 (19%) were under the age of 25

465 (46%) were between the ages of 25 and 64

358 (35%) were 65 and over.

What did they do?

421 (39%) were employed full or part time

196 (19%) were in education

392 (38%) were retired

10 (1%) were unemployed.

There are around 550 households. More than three-quarters of homes are owner occupied, a fifth are rented and a few are either shared ownership or rent-free. Approximately 11% of homes are second homes.

As many as 1,000 visitors stay in the parish during holiday periods

Of the total population, 479 are on the Electoral Roll for 2015, which is just over half of those eligible to vote.

Four-fifths of houses are in the village; the other 20% in the rural areas of the parish, which include Blackpool, Embridge, Bowden, Ash, Bugford, Hillfield, Cotton and Redlap.

