

The result of the Neighbourhood Plan Open Evenings (19th & 25th April 2016)

Number of comment forms where people expressed an opinion was 53 (the total population of the Parish of Aylesbeare is approximately 585)

People were invited to look at the aims and objectives of the Neighbourhood Plan as determined from the recent Parish Survey and to give an indication of their opinions by indicating if they strongly agreed, agreed, neither agreed or disagreed, disagreed or strongly disagreed. Comments were also welcomed, and recorded below.

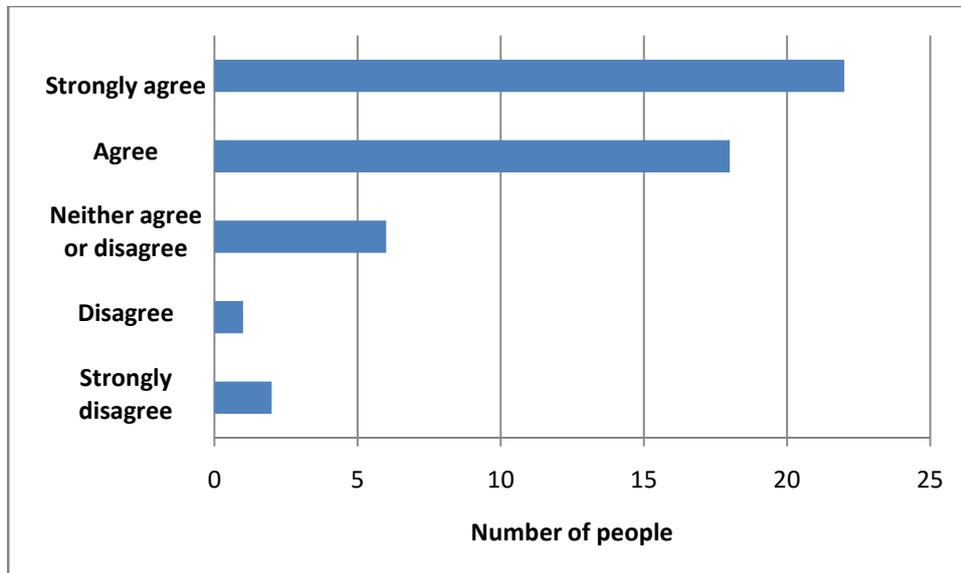
People were also invited to pass comments on three possible plans for a small development, including a village green. These comments are recorded below.

For information purposes only, the latest plans for the Aylesbeare Inn site were displayed.

From the comments made common themes were identified and summarised below.

The results for the opinions on the Aims and Objectives can be summarised as follows:

Services and Facilities

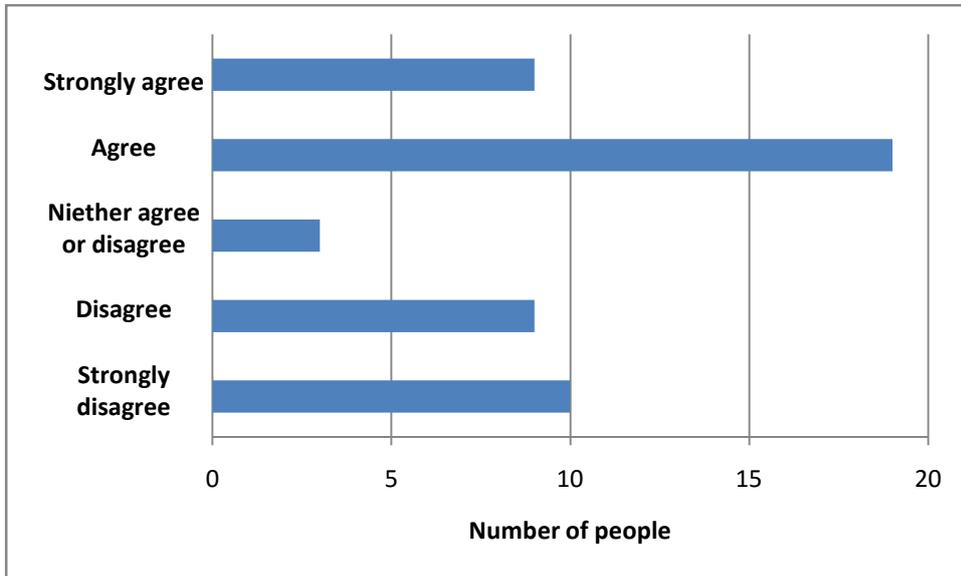


82% agree/strongly agree

6% disagree/strongly disagree

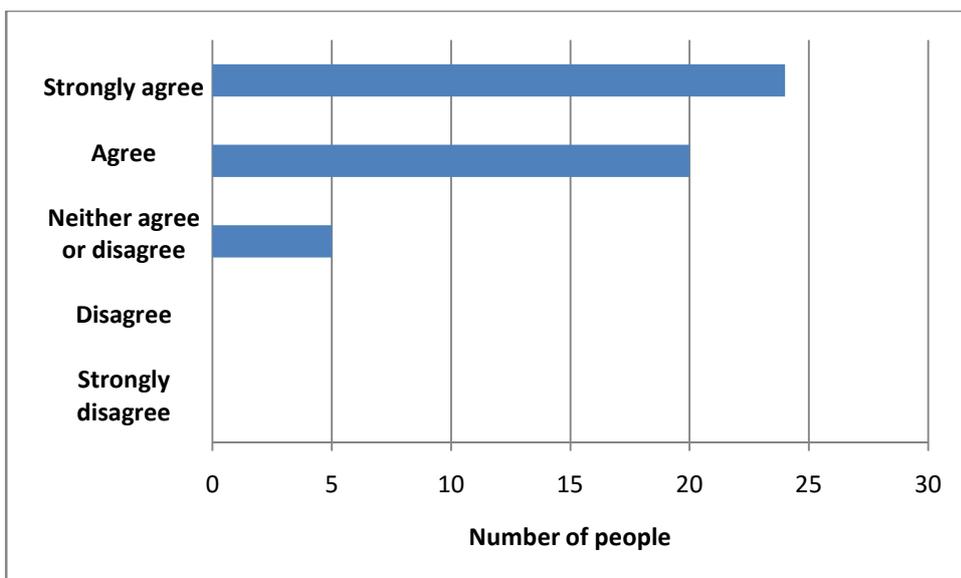
12% neither agree/disagree

Housing



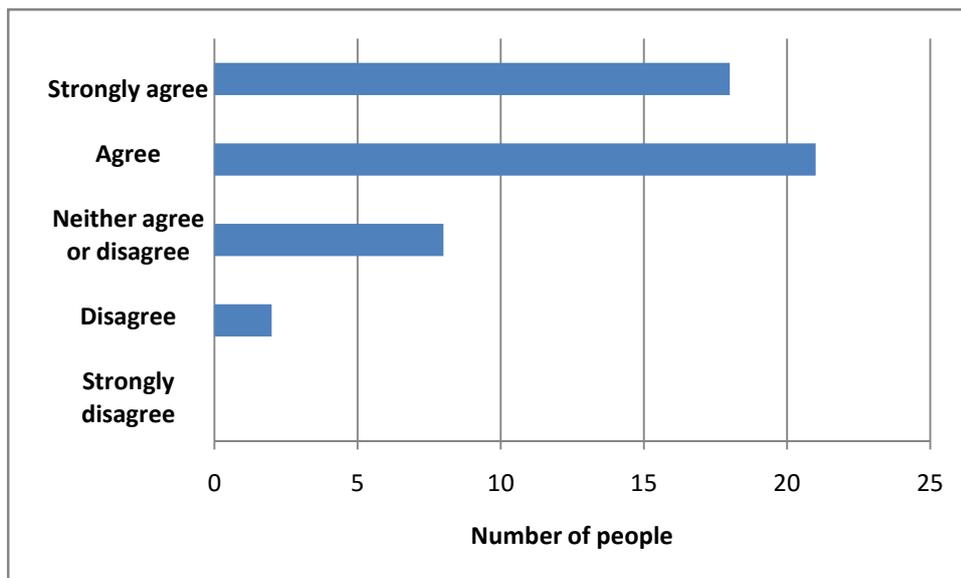
56% agree/strongly agree
38% disagree/strongly disagree
6% neither agree/disagree

Natural Environment



90% agree/strongly agree
10% neither agree/disagree

Transport

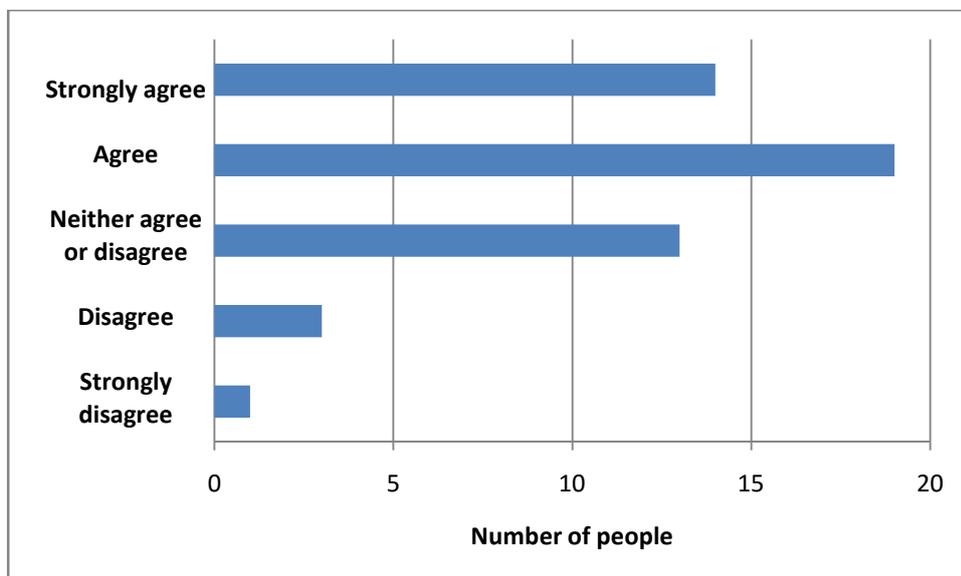


80% agree/strongly agree

4% disagree/strongly disagree

16% neither agree/disagree

Economy

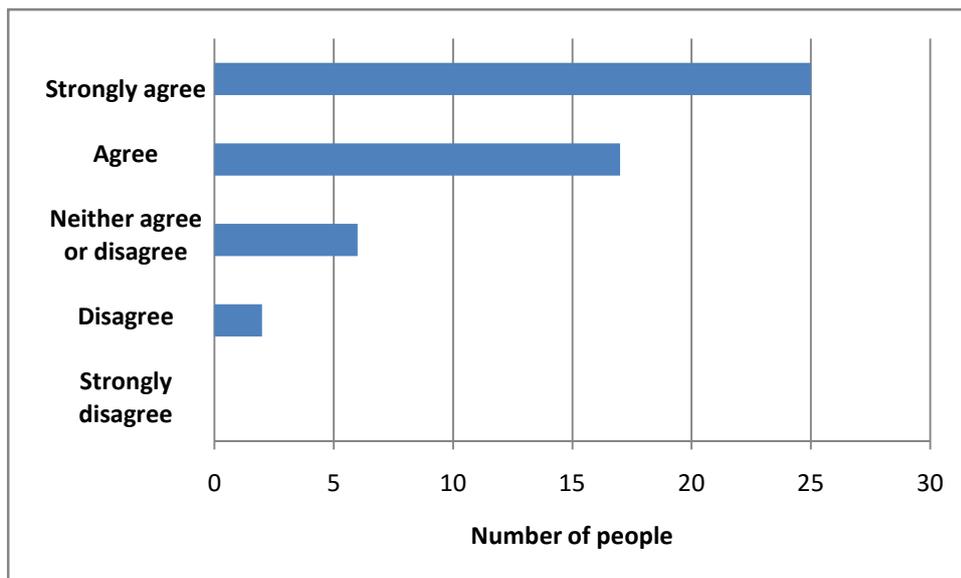


66% agree/strongly agree

8% disagree/strongly disagree

26% neither agree/disagree

Heritage



84% agree/strongly agree

4% disagree/strongly disagree

12% neither agree/disagree

Common themes obtained from the comment forms

In addition to the question on the aims and objectives which could be quantified, people were asked to comment on the possible development plans presented. From the comment forms the following themes emerged.

1. There is major concern about parking
2. In terms of those who made a comment, many people did not want to see an increase in the size of the village
3. Plans 1 & 2 (showing village green nearer to pub) were the most popular.
4. Many people commented on the need for faster broadband
5. There is concern about access to the proposed development
6. Concern that the village green will be too small.
7. There were mixed feelings about the latest designs for the pub and the stand alone cottage adjacent to the proposed village green.
8. People felt that the style of buildings in the parish should be taken into account
9. There were mixed feelings concerning traffic calming measures
10. There is a communication issue, as to what Neighbourhood planning is about.

Comments from comment forms

?Hard play area – is it intended that this becomes a floodlit area. If so what are the implications, safeguards for residents adjacent.

?To be viable the pub will need a thriving trade. This means customers. Where will they park. The area for the green needs to be considered for parking to prevent Withen Lane & Village Way becoming the pub parking. How will the peace & tranquillity – (Natural Environment) be achieved without adequate parking. How will the “picturesque” Green/housing development show in architects images be achieved in reality – developers are only interested in financial reward. – green may end up being very small. Does a village green need to be surrounded by houses? Adjacent residents may soon see green as extension to their own properties. Agriculture – essential to maintain village rural environment – how in these hard pressed timings can farmers be encouraged/supported in keeping buildings & infrastructure in a fit state to compliment “streetscene”. What can be done to encourage landowners/farmers and more importantly tractor drivers to protect road edges, ditches & banks from damage as machines get ever larger. Low scale development is fine – but how is this to be controlled long term??

I feel emphasis should be put on improving the village for existing residents. Not in increasing the size. Reopening the pub and fixing the abysmal phone & broadband would be a good start.

All proposed plans will decrease the value of the surrounding properties. This is not acceptable!

Please no “traffic calming” speed bumps etc

Not convinced the village needs/can accommodate more houses – limited facilities.

Sufficient attention has not been given to parking facilities of a re-instated pub. Sufficient attention has not been given to the vast increase of noise, traffic associated with a new development together with a re-instated pub with again additional housing.

Aylesbeare, according to EDDC is not on the sustainable list, so why are we even considering the development? This maybe merit an instigation of a detailed enquiry? East Devon SHLAA clearly states that Within Lane is too narrow and totally unsuitable for any development, hence past refusals. The plan shows 2/3 bedroom semi-detached & terrace properties which would indicate a buy to let scenario, similar to Halls which has caused dangerous parking, as 53-57 Village Way also. Access is appalling & dangerous, maintenance of a village green unsustainable, our grass verges are unsightly due to services withdrawn by EDDC. Congregation of young people with nothing to do will only bring back the late night anti-social behaviour of years ago, the pivotal reason for the formation of a Neighbourhood Watch!!!

Too diverse a collection of statements to give one answer to this category (services & facilities). Agree to phone and broadband – can’t even get TV reception in bad weather. Strongly disagree re: village green & multi-use play area. Neither agree or disagree re: film evenings.

No wish for a village green. There is already a play area for children & a village hall. It is simply creating noise & an area for unsocial behaviour. Within Lane is a single track. The houses should be a maximum of 5 as previously voted for. If that is not viable and the choice is either 0 or 10, my vote would be for 0. The access to new houses should be at the pub end of the development, so that cars are not having to pass along the single track section of Withen Lane. There is no need for more small houses – they don't sell – there are currently 3 for sale in Bramble Mead, one of which has been on the market for approx 1 year. The pub is still over developed, & not enough room for parking & deliveries.

I like the idea of a village green with associated housing but do wonder how many people will use it.

The site of the Aylesbeare Inn is disgraceful for the centre of the village. I wonder if it would be used very much if maintained as a public house. Perhaps it would be better to cut our losses, and replace it with suitable housing as has been displayed further down the road.

Not a village green! Poor access

The redevelopment of the pub needs careful consideration not to be too "Crammed in". I think that the balance of housing v pub space needs redressing to give more space to the pub – otherwise any potential landlord/publican will not view the scheme as viable!

Too many houses proposed for the small site at the back of the pub. Parking does not look adequate on any of the 3 developments. An increase in public transport in Aylesbeare is required.

Don't think so

I think the pub, if combined with shop would have a greater chance of success run by the community as part of a Community Interest Company. Think village green better adjacent to pub.

Why a entrance to the undeveloped field when another is available at the end near sewerage works. I understand that Aylesbeare re new dwellings so why show us plans.

Where are the garages? Or parking for these dwellings. There must be enough parking. How will the parishioners use the village green – it will only be for the new dwellings

Better internet broadband.

Really like the idea of a village green. Like the new design for the pub. Would be acceptable without the third house i.e. more parking, access to village green & less congestion in that area.

Strongly support re-instatement of pub.

Aylesbeare pub plans look out of keeping with other buildings in the village. Looks too big. So would prefer refurbishment and renovation of existing building. Re Mr and Mrs Cann's proposal the village green would be best sited next to pub. Bungalow would be a good idea nearer road as this would give more open views of countryside from "Village" green & pub landscape views & scenery are important to village residents

I am not convinced that the Withen Lane development site should focus on 2/3 bed properties. Aylesbeare already has a very high proportion of social/affordable housing. I am not sure that “encouraging parishioner/parish involvement” orchestrates a valid neighbourhood plan objective.

I do not believe that a 10 house development constitutes a small scale scheme. Previously the aim for the Withen Lane site was for no more than 5 houses. No explanation is provided for the increase.

The provision of fitness equipment on the village green will probably not be viewed with approval by the purchasers of the surrounding houses. Other facilities that could be developed on the existing playground – this would need a feasibility study to establish the appropriateness and costs re undertaking major groundworks e.g. drainage & parking, boundary protection etc for surrounding residences.

Housing – the only proposals have been in regard to the site shown. I think there should be more flexibility about where future development could take place, maybe for single houses as part of infill development. Village green – none of the plans put forward link the green area to the rest of the village and in at least one, the placement of the houses cuts it off from the pub area etc. It is also relatively small, will not accommodate larger events e.g. fetes, and no parking has been allocated to facilitate its use by people in the wider parish. Finances for future community development – where/who will this come from if grant applications etc are to be successful?

Future proof any “exercise equipment”. Perhaps better to provide a hard court area for tennis, ball games, skating – Playground will still provide equipment for children. Local walks etc ideal for general exercise. Glad priority given to keeping pub as an amenity

Where is the additional off road parking proposed. Proposed “green” looks very small – is there access to footpaths to continue walk? Broadband – priority to ensure pub & any business growth is realistic. Traffic calming currently required – increased use of the village as a rat run recently. This will need to be addressed.

Definitely more off road parking required. Withen Lane junction with Village Way is very narrow. With increased traffic from 10 houses, is consideration being given to safe pedestrian access to village green?

Services – essential to improve poor mobile phone reception and broadband to fibre optic – mains gas

Within Lane development – All three scenarios are good. Maybe if the village green was next to the field it could be expanded in the future. Aylesbeare Inn – public area 12.5m x 9.3m is this big enough for a pub? For it to be viable? – toilet facilities, upstairs – is this to be used as part of pub.

The steering group have already made the decisions. Very bland comments. Heritage – Post Office poor example with its modern windows. Old Vicarage – Minchin House best example of a listed building. Grade 1 and properly maintained.

The pub will have inadequate parking. Amended plans slightly better but no parking. Aylesbeare is “unsustainable” according to Charlie West team EDDC no building 5-10 years. So why the plans. Poor parking there at the green

General aims and objectives are good – However it is vital that any development is in keeping with the character of the village (not just bland boxes). It is an opportunity to enhance the village with attractive buildings, well spaced, using a variety of building materials, making for visually pleasing development.

Option 2 – with village green near the Aylesbeare Inn is preferable. However village green itself needs to be bigger than 0.5 acre (too small for village events etc). Concern about traffic issues/increase in traffic generated by new houses. Car parking?

Think better to have village green next to pub not houses adjacent. What provision will there be for car parking for the pub? Looks very limited on the plans.

I believe all three plans to be good – excellent idea. I prefer plans 1 & 2 as village green closer to pub. Not keen on stand-alone cottage on pub site.

Prefer Option 3. Still feel the development of the pub will not provide the space needed to make it a viable business. Design not aligned to the village. Public house needs to be larger.

Need parking for village green

I think the development of the Aylesbeare Inn is over development and should be withdrawn and the pub brought back to life. Any other development should be low density.

Without more houses you will not have more services & facilities as unsustainable; need a better bus service for working people.

I feel you are not making plans for the whole Parish. e.g. brownfield sites on farms that no longer have livestock. Some affordable housing has been proposed on a brownfield site outside the immediate village. This would grow the young people in the Parish and make far more “community” in the village & would support the hall, church & proposed pub.

You seem to have missed broadband speeds in Objectives. Woeful speeds; would we campaign as a community to get this done more quickly; it is essential for Aylesbeare’s future generations (now)

I’m unclear on The Objectives of the public house; looks very small? Is it intended to offer food/meals? Still looks to me a “cop-out” to the present property – developer owner.

The pub should be restored without drastic re-development and no more houses should be built. The pub and “the green” are being used to try and attempt to override the far more concise and comprehensive survey undertaken in 2012. We voted for no more than 5 houses in the next 15 years. We have had probably that number of new houses already (e.g. Bendarrook). Aylesbeare is unsustainable and is this hard won democratic decision (2012) should not be overridden.

This survey was poorly conducted in comparison to the 2012 survey which had 356 responses (76% of the Parish) – a more significant representation of the Parish views than this Local Plan. It is a Trojan horse initiated and on behalf of people with a financial interest in developing Aylesbeare. The fact that those organising this call themselves “The Steering Committee” speaks volumes. You only have to read the comments to see how unhappy The Village is with this group of people. The way the questions were phrased was unclear and manipulative. Responses were quoted in a disjointed,

out of context manner – EDDC says unsustainable village, no more development and so do the Parishioners.

Services and facilities – don't believe there is a need for outdoor fitness equipment. Benches and planting would be more used. A Village shop would be helpful.

Facilities must come before any further housing. There are a lot of houses on the market in Aylesbeare. Any additional housing would de-value the existing housing stock.

Number 3 development allowing for further development. Increase size of green space for sport.

Post Office would not be viable. We do not want traffic calming. Unless you put obstacles vehicles will always drive on the grass. Sense of tranquillity in the parish. There will be none in the village with these houses in Withen, No building at North Cottage so AONB. Safe even though PCouncilssupports the application.

Aylesbeare Inn – entrance/exit poor visibility. Dreadful access in Withen into 'the Green'. Right opposite Shangri La. Too narrow – no passing places. How soon will the folk in the houses complain about noise from activities on 'the Green'? I notice the houses are not near Applebrook! By the layout and access to the field it is very clear more houses will be built.

I prefer the layout and view of option 3 first followed by option 1. Re: the pub – this is still a too modern looking building and the size will not allow a viable business going forward.

I would like to see the Village Pub retained. If this is not possible I really do not like the stand alone house on the proposed plans as this would interfere with the village green development. I prefer the idea of the village green between the pub and the proposed housing.

If this site was to be developed I think it would be best with the village green next to the pub, so number 3. Extra parking for the pub is not shown but would be useful/necessary so that might affect the location of the green. Overall preference for Plan 1 (shape of green, location of houses). Previous village survey showed majority support for a maximum 5 houses.

I agree with the principles outlined in the 'Aims and Objectives' as being appropriate for controlled and considered development of a beautiful village and rural asset.

Good to see mixed housing e.g bungalows and family homes. Like the 'village green' idea for new housing 'if' they take account of existing historic building styles, views and vistas. Parking must also be considered in any development.

I prefer scheme 1. The village green needs to be next to the pub. The green is bigger on this scheme. Scheme 2 is a close second but there are rather a lot of houses. I do not like the idea of building a third house behind the pub as this would spoil the village green concept. I would prefer to see the existing Aylesbeare Inn renovated and brought back into service.

Too much of the aims of the Local Plan relate to development. The village does not need any further housing.

WE do not require any further housing in Aylesbeare. We should not go against East Devon in suggesting we need additional housing in a 'non-sustainable' village. The village green in any of the plans will not be used – it will be merely additional garden for the houses.

I like the latest picture and plan for the pub. Transport – I agree with first 2 ,but not the other two.

I want the village to be big enough to warrant buses to Ottery and Sidmouth .The problems in the village have been created from the time the school was shut.

Transport – my main concern is the speed of traffic going through the edge of village by the Hall towards West Hill. Possibly speed humps installed just like Westhill? The 30mph signs are mostly ignored! Village pub – a decision has to be made sooner rather than later., Still feel it's a big shame the 17th century building is being demolished but the longer its left empty the more the village loses its attraction to passers-by/tourists/possible purchasers of property in the village!

No strong views - other than Plan1 has a more community feel to it. I like the idea of a green nearer the Pub but it appears to have no parking ear marked which is rather short sighted if you want the pub to be a success too! It reminds me of the houses around the Green in Woodbury which is very attractive. Is there any need for house 3 near the Pub – surely that would cut off the back of pub to proposed Village Green.

I think this proposal is divisive and will do nothing to promote cohesion in any meaningful way. A good thing to come out of it is the fact that most people I've spoken to are united in their condemnation of the proposed development. It would be good however to have the pub re-born in some form, difficult though this would be.

First and foremost does the village need this proposed development? There is a huge selection of new housing on our doorstep. Aylesbeare does not want any extra vehicle movements or the disruption caused by new buildings being constructed. Ten houses are not going to make any difference to making 'the pub' sustainable either. Perhaps the Artist's Impression of the Aylesbeare Inn is an expression of hope as I certainly think its design is not appropriate as the Village's centrepiece. The whole plan is an expression of desperation fuelled by avarice and the desire of certain individuals to achieve misguided kudos.

Haven't addressed the fact that Broadband is so poor. We are struggling to sell our house because of this!!

Pub looks small – do we need two more houses on one side of it.....more cars! The Village Green plans look nice – all three.

Better Broadband (fibre) is essential in today's world. Housing – new buildings should reflect the mix of styles in the village i.e. red brick/cob/render with a mix of clay pan-tiled roofs and slate roofs. Traffic – no perceived need for traffic calming. Don't let us become like West Hill!!

Housing – see above. Also I believe that it is important for access to the Village Green to be as close to the pub and Village Way as possible and for the size of the green to be maximised. My preference is for schemes 2, 1 and 3 in that order. Pub – far too small. Developer being greedy. Pub operators may reject it because of smallness. Design quite attractive. Where is the parking? Get rid of House 3.

DCC have Aylesbeare as an unsustainable community and have or are removing the 'Black Line'. That means no further building unless it is infill of existing gardens. There is no need for housing with so many houses at Cranbrook. The schools are full, the doctors in OSM is full, there is one bus in and out each day. The access to Within Lane is very narrow for extra vehicles. How is the proposed green to be maintained as DCC no longer cut all the grass and verges in the village?

The questionnaire suggested up to 5 houses, yet we now seem to have 10 on the field. As soon as this goes to planning, Clinton Devon Estates, who have only this week had surveyors looking at the fields behind the church, will be looking to build. In addition, the field behind the pub will become completely built on over the coming years, as developers would look at its potential.

All very good aims/objectives.

The aims and objectives of the Village Plan are excellent. The proposal of a small housing development and Village Green adjacent to the pub should work well. The plan has a Green of at most half an acre and I would have thought at least three quarters of an acre would be better. I prefer the option of the Green next to the pub and without the detached house on the pub plan. I would hope the cottages will be as characterful as possible. Is that out of the question? A good variety of materials is suggested on the plan. Garages and parking would have to be looked at very carefully. The latest design for the Inn looks good.

I do not wish to see any development or 'village green' in any area of the village.

I would like to hear about development/progress against all the objectives other than housing if possible.

I am confused as to why the proposal for housing has got this far given that Aylesbeare does not require any houses any more (whereas previously it needed to as per the council rules) and that the first survey comments clearly indicate a huge support for a pub/commercial development but not houses. A re-count/analysis of the first survey may be helpful. Focus on development of the existing park would be far preferable.

I would like to see a maximum of 5 houses on the land to the rear of the Aylesbeare Inn. If a Village Green is constructed I would like to see it used as a continuation of the existing pub outside area. Villagers could sit on benches and enjoy the area.

I still feel that the plans for the Aylesbeare Inn are awful. It is criminal to demolish the existing pub and cram in so many buildings causing a parking issue around the 'village green' area. Parking has increased in our village to an unsightly level and dangerous opposite Minchin Lane.

Internet speed.

Would prefer pub site to reduce the structure to the side of the original site – over intensification of the site and spoils street scene in that area. Pro development for Village Green and Housing. Aylesbeare needs an injection of more people to enable the Church and Village Hall to survive*
*Otherwise the village really will die.

Can't see much mention of Broadband Internet facilities which are hopelessly inadequate and urgently need updating.

Village Green far too small to be called a green. Heritage is given a high priority and yet the proposal appears to be aimed at demolishing a 300 year old pub and replacing it with a building which seems too small to fulfil the functions and all in order to fit in several houses

No more detached properties.

We need to be considering beyond the present housing development and looking at other areas to improve the environment of the village and its sustainability.

The village green should be next to the pub to allow the pub to use the facility. Need to ensure the 10 properties are not too close together. Further consideration needs to be made in relation to the options – overall in agreement.

Need for independent parking area in the village as in Topsham, Woodbury, Kingswear, Dartmouth.

1 Not re-instatement but re-development of the pub.

2 Excellent – the village needs re-developing, modernising and bringing into the twenty-first century. Need for WiFi in the Village Hall.

3 Selective buildings, but do not consider pub for re-instatement.

4 Aylesbeare changed its street scene over 20 years ago. New houses should be in keeping with the newly built properties.