

AYLESBEARE NEIGHBOURHOOD PLAN - COMMUNITY SURVEY

OCTOBER 2015

MARTIN PARKES – SENIOR PROJECTS ADVISOR

Telephone: 01392 248919

Email: mparkes@devoncommunities.org.uk

www.devoncommunities.org.uk

Catalyst, Devon Communities Together,
First Floor, 3&4 Cranmere Court, Lustleigh Close
Matford Business Park, Exeter. EX2 8PW



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INTRODUCTION

Aylesbeare Parish Council is undertaking the development of a Neighbourhood Plan for the parish. As part of the process community engagement is essential. A community survey was therefore considered the best way to ensure all residents had the opportunity to engage with the issues that were of importance to the Neighbourhood Plan Steering Group.

To help the Neighbourhood Plan Steering Group with this task, they engaged the services of Catalyst.

CATALYST

Catalyst is the in-house consultancy service provided by Devon Communities Together.¹ Aylesbeare Neighbourhood Plan Steering Group invited Catalyst to support them in developing a community survey to consider the key issues emerging for the Neighbourhood Plan.

NEIGHBOURHOOD PLANNING

Neighbourhood Planning is one of the new rights introduced in the Localism Act 2011. It is a way that communities can have a say on the type of development they want to see in their local area. A Neighbourhood Plan, once adopted, will form part of the Local Development Plan.

Developing a Neighbourhood Plan requires a significant amount of community consultation to ensure that the planning policies it contains reflect the views of residents.

METHODOLOGY

The Neighbourhood Plan Steering Group had already undertaken some community consultation, as well as reviewing evidence already gathered from East Devon District Council and other statutory bodies.

It was clear that the key areas for the Neighbourhood Plan were whether the community were supportive of more housing development within the parish, despite East Devon District Council identifying the parish as 'unsustainable' and therefore an inappropriate location for further housing.

Previous surveys had identified the preferred site, if further housing was desired. In addition the incorporation of a community space/village green as part of the development had already been identified in previous community engagement.

Further questions about the nature of any further housing were also important.

Beyond this more general questions about the social and digital-connectivity needs of the community were asked. It was understood that these may raise issues that cannot be addressed via a Neighbourhood Plan, but would be valuable to the Parish Council and community groups within the parish.

¹ www.devoncommunities.org.uk

With this in mind a suitable survey was developed. It was hand delivered by volunteers to almost all households within the parish. A few received it by post. Volunteers also collected completed forms, although respondents could complete the survey online, or post them directly back to Devon Communities Together should that be easier, or to protect the anonymity of respondents.

These responses were then digitised by Catalyst and the data analysed and this report written.

KEY FINDINGS

- The majority of residents would like to see some further housing development within the parish on the site behind the Aylesbeare Inn.
- Any future development should deliver a range of houses, but with a majority of 2/3 bedroom 'starter homes' for young families. The houses should be in-keeping with the rest of the village.
- There is strong support for the establishment of a multi-use hardcourt and village cinema.
- The landscape, views and scenery, and a sense of tranquillity are important values to residents.
- Broadband and mobile connectivity are poor across the parish.

SURVEY RESULTS

RESPONSE DEMOGRAPHIC

A total of 303 individuals responded to the survey. 12 chose to do this online, with the remainder completing the paper survey and returning it either to their volunteer collector or posting it directly to Devon Communities Together.

The population of Aylesbeare Parish is 585², therefore the response rate was 52%.

13 households returned their survey paper blank, and a further two wrote comments on them without responding to the questions.

168 individuals provided their postcode, from which we can see that responses came from across the parish, with the majority being from the village centre as expected.

281 respondents supplied their age bracket.

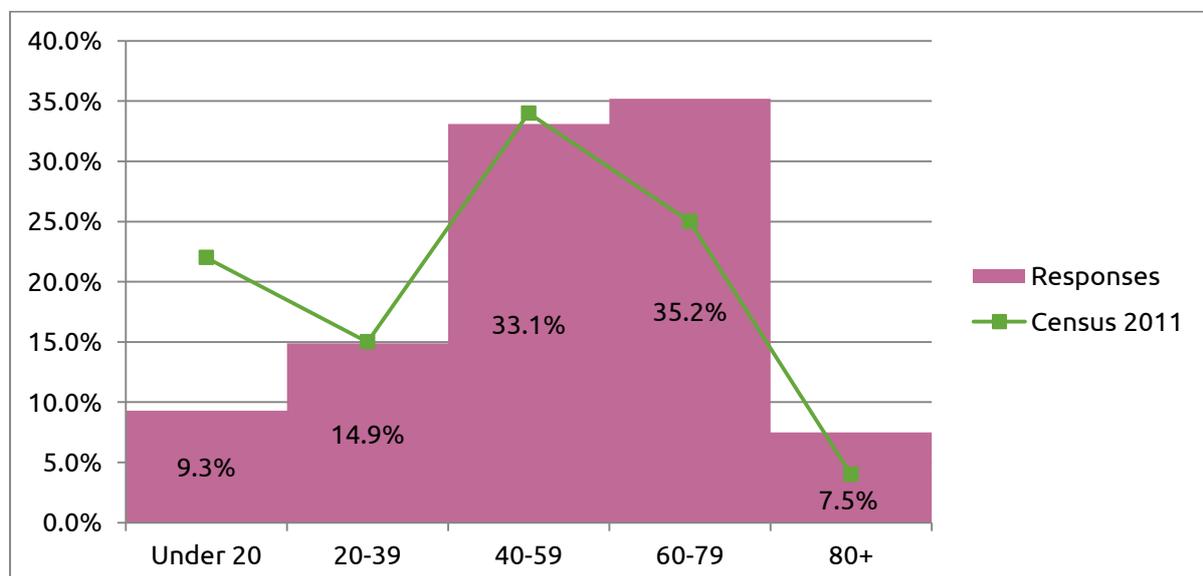


Figure 1

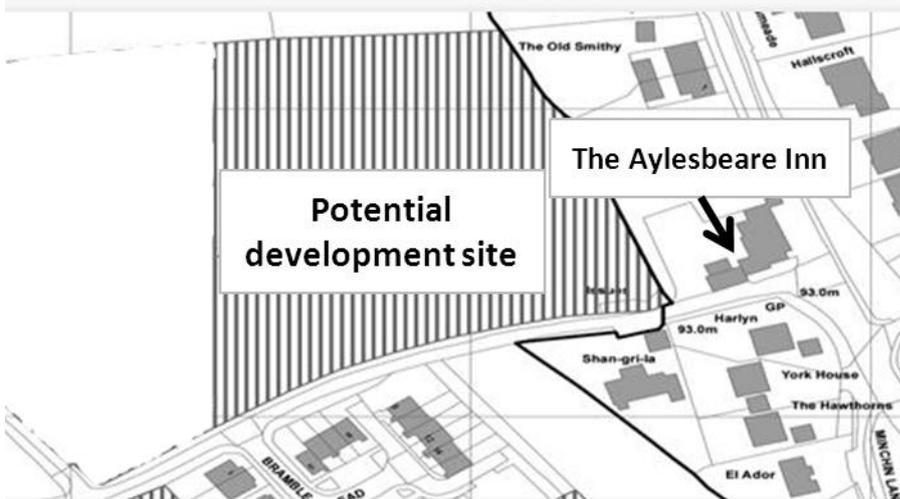
The age profile of respondents closely follows that of census 2011 data. The difference between response rate compared to population of the Under 20 age group is to be expected as very young children were not expected to respond to this survey.

With a good response rate, from an expected geographic spread across the parish, and with an age profile in line with that of the community, we can have confidence that the responses to this survey are representative of the community.

QUESTIONS 1 AND 2

The first two questions of the survey were regarding the possibility of allocating the site behind the Aylesbeare Inn for further housing development.

² Census 2011



Question 1 presented two options:

Option 1; no sites for housing development within Aylesbeare Parish to be allocated within the Neighbourhood Plan.

Option 2: allocate the site indicated in the above map for a housing development of approximately 10 homes (depending on size and style) with community space, for example a village green.

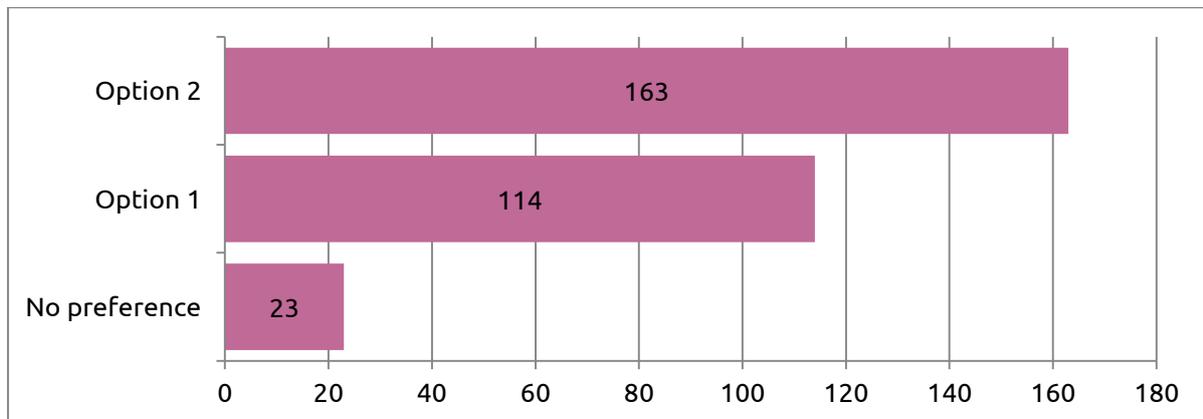


Figure 2

Of those that expressed a preference, the breakdown of responses was:

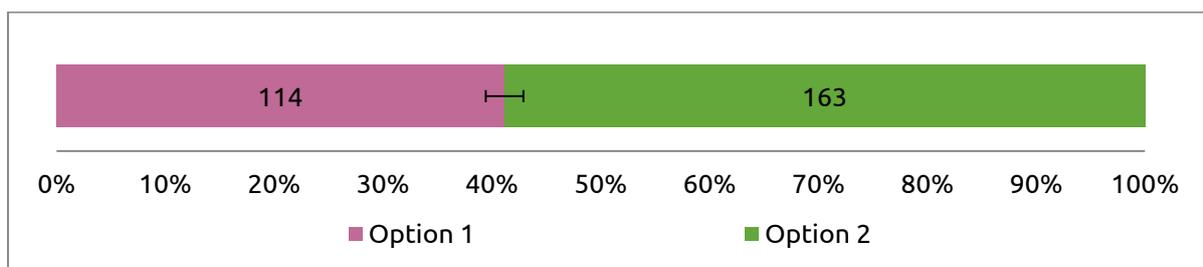


Figure 3

Therefore 59% of those expressing a preference chose option 2, and 41% chose option 1. Statistically we can be 95% confident that $59 \pm 4.21\%$ of all Aylesbeare residents are supportive of option 2.

Strongest support for Option2 came from residents living within the village, but at its northern and southern ends. Strongest support for Option 1 came from those living within the centre of the village settlement, closest to the possible development site.

Those living in surrounding hamlets and farms provided support for both options.³

Question 2 asked respondents to give a reason for the option they had chosen. In summary, the most common reasons for not wanting the site allocated for development were:

- The village is already an adequate size with no need for more houses, with several already on the market
- Concerns about access and an increase in traffic
- The lack of local infrastructure, currently no shop, pub or school
- Agreement with East Devon District Council that Aylesbeare is not an appropriate place for further development
- Citing previous community surveys that suggested 5 more homes were the preferred option of residents

A full list of respondent’s comments is available in Appendix A.

The most common reasons given for choosing option 2, allocating the site, were:

- A desire for the village to grow and become more sustainable, with more people to support community initiatives
- The village green, as a community space was desirable
- Expressing a need for more affordable or starter homes for younger and local people to be able to purchase

A full list of respondent’s comments is available in Appendix B.

QUESTIONS 3 AND 4

Question 3 explored what type of housing would be most beneficial to the community.

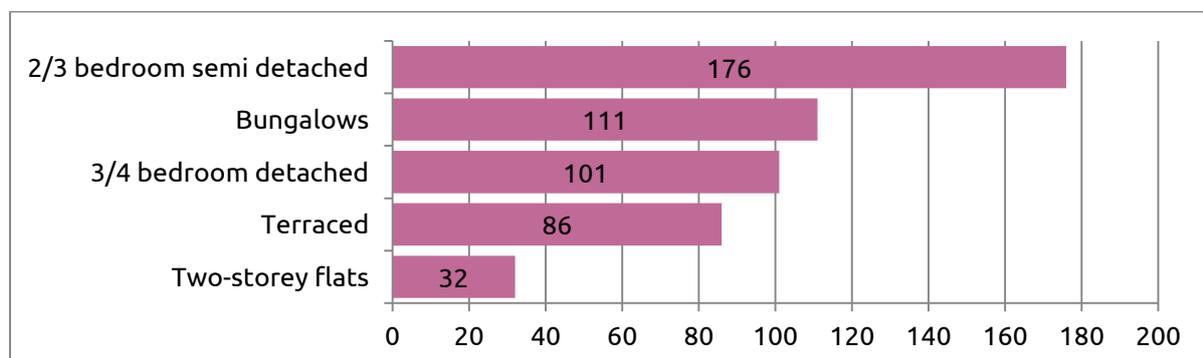


Figure 4

³ Maps of these responses are not included within this report as they may make it possible to identify which option a resident chose, therefore contravening data protection.

2/3 bedroom houses were the clear preference, chosen by 67% of people who answered this question.

Two-storey flats are clearly the least desired form of housing, chosen by 12% of respondents to this question.

Many people thought a mix of housing styles and sizes were preferable, choosing more than one option and this is reflected in the comments in response to question 4. The range of comments given can be seen in Appendix C.

QUESTION 5

Question 5 considered two statements from the Aylesbeare Parish Plan design statement:

Statement 1: If new areas of the village or parish are to be developed, the designs used should be in sympathy with the existing housing stock.

Statement 2: Experimental or "Eco" housing should be considered, even if it deviates markedly from existing houses, provided that it has architectural merit and does not dominate the area in which it is built.

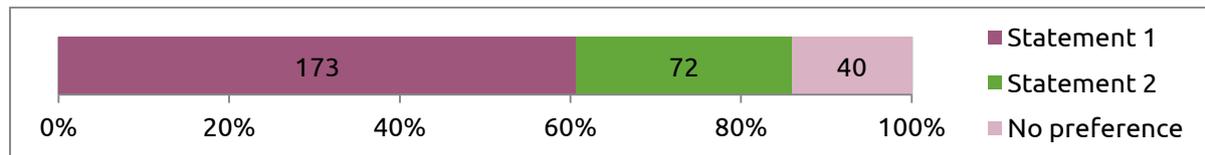


Figure 5

Statement 1 is clearly the preferred choice, chosen by 71% of people who expressed a preference.

QUESTION 6

Question 6 asked which of the following outdoor equipment the respondent would be likely to use:

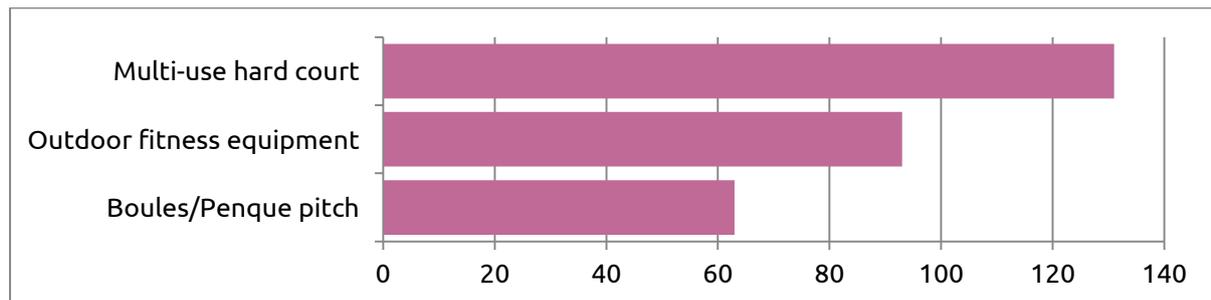


Figure 6

A multi-use court can be used for a variety of sports such as 5-a-side football, basketball, netball etc. This is the preferred option for the community.

QUESTION 7

Question 7 explored the community groups already established within the community and some that might be wanted to see which people might like to join or would like to see started. Those in green already exist; those in pink would require volunteers to start.

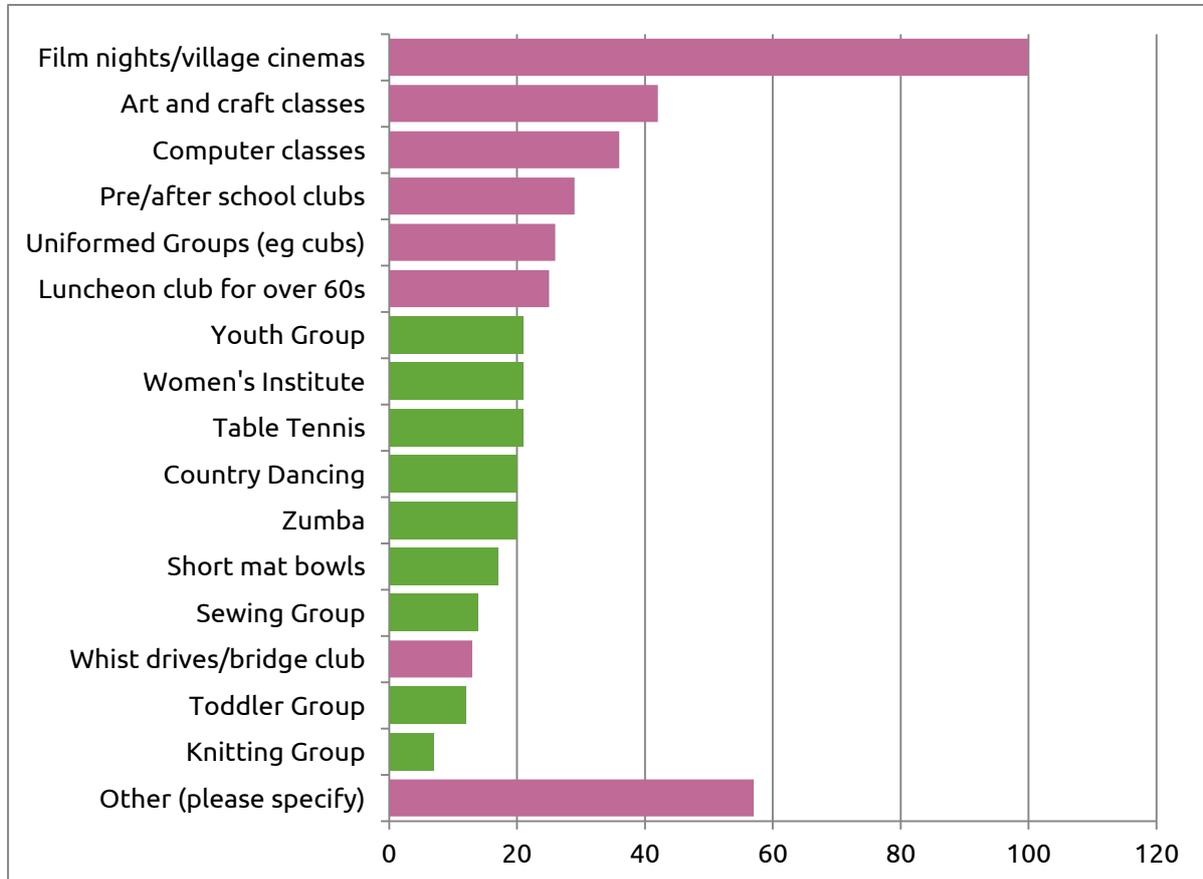


Figure 7

With the support of 100 residents it seems a village cinema would be very popular within the community. It would require the commitment of a team of volunteers to make this a reality.

The 'other' options that respondents provided did not provide significant support for any other form of community group.

QUESTION 8

Question explored what 'values' make Aylesbeare a special place to live. Respondents were asked to rate the following qualities, from 1 for the most important to 7 for the least. They are ranked here in order of priority, from top - the most valued - to the bottom - the least valued. As explained in the survey question, just because an option is somebody's 'least valued', does not mean it is unimportant, just less so than the other options presented.

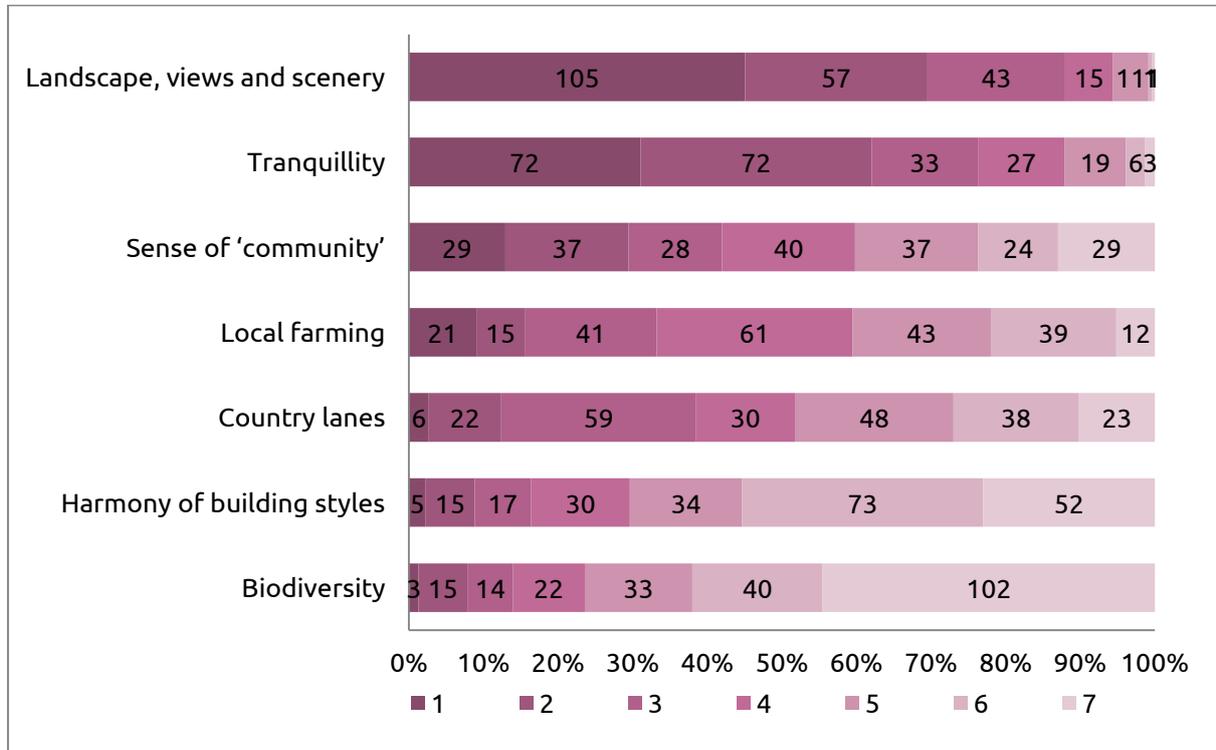


Figure 8

Landscape, views and scenery, and the sense of tranquillity are clearly the two most valued aspects of what Aylesbeare a special place to live. The neighbourhood plan should therefore seek to ensure these values are at the heart of what it seeks to do.

QUESTION 9 AND 10

Questions 9 and 10 explored people's broadband speeds. Questions 9 asked how residents would rate their broadband speed.

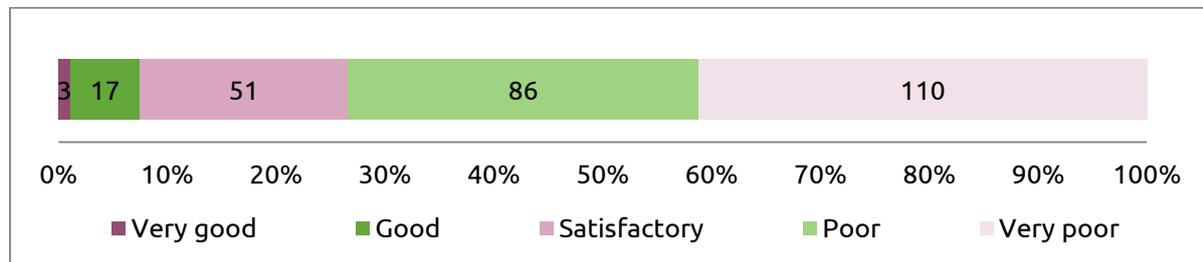


Figure 9

Question 10 followed this up by asking for the speeds households were receiving. 156 people provided this information, measured in megabits-per-second, mbps.

	Highest	Lowest	Average [median]
Download Speed	72 mbps	0.25 mbps	4.32 mbps [1.9 mbps]
Upload Speed	20.3 mbps	0.2 mbps	1.67 mbps [0.69 mbps]

Figure 10

The median gives a more accurate figure of the overall speed across the parish. There were a few individuals that reported very fast speeds which distort the mean-average. Whether these very fast speeds are due to individuals leasing their own line to run a business from home, or typing error we cannot know.

Using the postcode data provided there doesn't appear to be any areas of the parish that seem to be receiving faster or slower speed specifically.

Whilst it is unlikely the Neighbourhood Plan will be able to do anything significant about these speeds, the Connecting Devon and Somerset programme from BT is will see superfast broadband become available for some Aylesbeare residents.

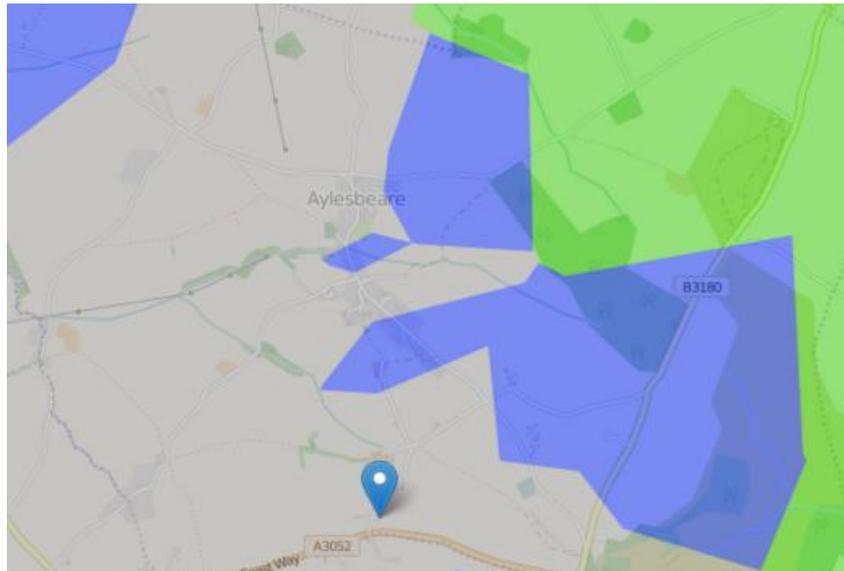


Figure 11⁴

In the map above the areas that are green should already have the option of superfast broadband, those that are blue are currently 'under evaluation' and grey are currently out of the programme. Further details are available from the Connecting Devon and Somerset website. (<http://www.connectingdevonandsomerset.co.uk/where-when/>)

QUESTION 11 AND 12

Questions 11 and 12 explored resident's mobile phone reception. Question 11 asked how residents would rate their mobile phone reception.

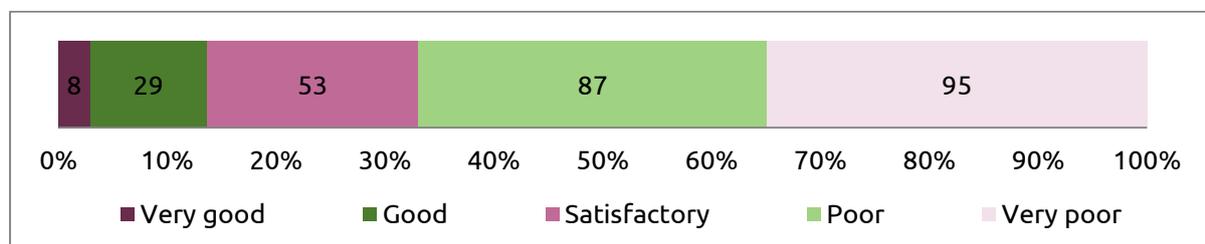


Figure 12

67% of respondents considered their mobile reception to be poor or very poor.

Question 12 asked for the mobile provider. The data about location and mobile provider does not give any clear indication of one provider being particularly good or poor, nor any location being giving particularly better or worse signal.

QUESTIONS 13 AND 14

Question 13 asked for people's age bracket, and this is reported in Figure 1.

Question 14 asked for people's full postcode. This data has been used in relation to other questions to see if there are any geographical trends.

⁴ Map taken from: <http://www.connectingdevonandsomerset.co.uk/where-when/> Follow this link and insert your own postcode to see a larger and clearer version of this map.

QUESTIONS 15

Finally, respondents were asked for any other comments. 68 people provided a comment The complete list can be seen in Appendix D.

Many of the comments related to the retention of the Aylesbeare Inn, particularly as it functioned as a meeting place within the parish. People commented on a reduction in the sense of community since its closure and are therefore keen to ensure it is reopened in some fashion, to once again be a focal point for the community.

Another significant issue raised was the perceived increase in traffic through the village, both the speed of vehicles and the size.

APPENDIX A

Response to Question 2:

The site is too large for 5-10 houses. The .. access is single track, therefore site not suitable for further development for houses or community space.

Development not required while there are vacant houses on the market

There are a number of houses in the village which have been on the market for a long time. Oversupply of housing would devalue the market.

Option 2 is unsuitable - access

No suitable infrastructure in place

Nearby schools are full, no suitable infrastructure in place

Ideal location close to village centre

Best site focused on existing village development

No more development of new houses

Village is too small to have anymore development of houses

Aylesbeare is a linear/street village. The village green is a .. of nucleated villages and the suggested site is not a natural focal point

Development has already taken place in front of A Inn & more is planned. This would be excessive in a small village. More traffic in Withen lane constitutes a safety hazard

Need local amenities first

Need local amenities, pub, shop etc.

Because we need local amenities, pub, shop, etc.

Too many houses on market currently

Too many houses are currently on the market in the area, in Cranbrook area especially

Believed we had agreed 5 houses max

As the village is a rural community there is no need for further development - this will lead to the field being developed in time

If no development required not sure why we would consider - personally I don't want to see any more houses built in Aylesbeare

Not interested in Aylesbeare getting any bigger - love country views

No amenities in the village, village roads do not warrant extra vehicles, will spoil the already threatened village

Roads not suitable for additional vehicles

Roads not suitable for additional vehicles

It should be of use to the village

Less likely to remain a village and lose good farming ground

Without a school or shop or pub pointless developing

Sewage system deemed not suitable years ago

Don't need any more houses, not enough room and nowhere to meet up and talk

Only if it was social/low cost housing for young and old

Don't need any more houses for the village because of the facilities e.g. shops/schools

There have been enough new builds crammed into our village

Because these houses will not be affordable to locals, as were the recent additions

We do not want any more houses here to spoil the village, either a shop or canteen would be helpful

Nothing to support more housing

Use of agricultural land and no need for houses

Use of agricultural land and no need for houses

We have no amenities for further growth

Don't believe the village needs more housing.

This is green belt land and should be kept that way

No I like the field

Bit too crowded but would like a shop/pub/post office

Like the village the size it is

I like the village the size it is.

A number of new houses have been built recently and more are to come on the Aylesbeare Inn site.

Aylesbeare has already seen more new houses than envisaged and with no community facilities except churches and village hall, is not a sustainable location.

Plenty of space to build in other neighbouring village, keep Aylesbeare a small community.

Ruin nice green space views

Village hall not maximized if to have more houses have them by village hall.

No more houses. You don't need to link community space with more buses, you should also offer that without more houses.

Overdevelopment when Inn site is finished.

The future of the Aylesbeare Inn site needs to be resolved first.

Don't want any more houses in Aylesbeare

Because there is no shop, no bus service, no school to accommodate more houses

Too many houses

Too many houses popping up and too expensive for most of us.

5 were agreed by the community on last questionnaire

10 is too many for this site

"Congestion

Traffic"

There has been a number of new homes built already.

There are no facilities in Aylesbeare and schools etc. The village should remain as it is.

Access is restricted, volumes of traffic are already high and there is potential for future development.

Because once 10 houses are built it opens up to have 50/100 houses in the future. Also access is on an already busy minor road.

Already exceeded the agreed 5 with infill and building on pub grounds.

The proposed option 2 would result in over development. The roads i.e. Withen lane, are not suitable for increased traffic.

Homes being built everywhere e.g. Cranbrook. Also the houses being built in Aylesbeare are stupidly highly priced for your average working family/local family.

Homes being built everywhere e.g. Cranbrook. Also the houses being built in Aylesbeare are stupidly highly priced for your average working family/local family.

"- Restricted access to area (i.e. withen lane) could cause congestion.

- Restrict views

- Already have a playground area - why can't this be developed?

- Lack of parking"

Lack of facilities within village. Also why is only option 10 homes, could have alternatives considered (smaller scheme)??

If EDDC don't think Aylesbeare should have any development, then I would agree.

Aylesbeare has seen much development over the last few years, none of which has been anything other than detrimental. More cars parked in the road, more traffic, more building noise etc. Having more houses will not gain us any more facilities.

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Need for affordable housing and community facilities.

1. Residents won't use allocated parking spaces.
2. Increase in traffic (20+ cars) using narrow lanes currently used by adequate number of vehicles, cycles and horses/ponies/farm vehicles.
3. No adequate passing places in Withen lane.
4. No one but dog owners (faeces) and young people (litter) will use the village green.
5. Don't meddle/fix something that isn't broken.
6. Impact on local lanes/schools/health service.

No facilities in village for existing inhabitants

Too busy with more people.

Too busy with more people

The pub is the heart of the community: there are people I haven't seen or spoke to since it's been shut.

The recent consultations referred to were undertaken because of the Planning Authority's requirement to identify development areas outside the current village development line. The outcome of that consultation was for five dwellings at the Bendarroch School site and as I understand it that requirement no longer exists. It is, therefore, bizarre for the Parish Council now to be suggesting double the number of dwellings on what was only a second choice site out of a limited number of options. Furthermore, the consultation only considered the village not the parish as a whole, so it is not true to say the proposed site is the preferred site for future housing in the parish.

I do not believe there is a need for more community space and do not support the idea of a "village green", particularly at the expense of more un-sustainable development. We already have a perfectly adequate children's playground and playing field, ideally situated close to the church and village hall.

Increased traffic, no school, shop, pub, services etc. Sewerage plant used to capacity previous limit of 5 already exceeded 7.

Until the pub's future is determined how can we decide this area should be the 'heart' of the village, it may be more suited towards the village hall

I do not believe this site to be the most suitable place and actually like the village the size it currently is.

Don't believe more housing is needed in the village. Poor access onto Withen Lane. Insufficient amenities in the village (shop, school etc)

I think it is important to protect the size of the village considering it has extremely limited amenities and the road infrastructure is not good enough for a lot of traffic. There is a real risk this

will lead to more development in the future given the government's stance on building more and more housing.

There would only be justification for more housing in Aylesbeare if it was specifically social housing to be allocated to local people requiring accommodation- younger families or older members of the community.

APPENDIX B

Community space badly needed.

The village needs homes to attract young people into the community

Help to prevent profiteering. Use for restricted housing association.

Gives width to centre of village and possible deters speculative building applications

Suitability

Suitability

Village needs to grow more to maintain community church, pub, village hall etc.

Village needs a lot more houses if it is to survive as a community, no need for village green.

Sustainable village

It is in the heart of the village

Village green would be acceptable for events

This is the most suitable to broaden the centre of village

Most suitable to broaden the centre of the village

This is the most suitable to broaden the centre of the village

Affordable housing for local younger families

Need for new housing to enable village to develop

There is bound to be housing somewhere and it may as well be there

Need to attract more younger families to the area

Need more homes to make village more attractive and improve community

Village needs to grow to be viable

Village needs to grow to be viable

Develop a centre to village

To obtain a contributions from developers profit towards community assets

Suitable site for "suitable" development i.e. sympathetic to village

A community space/village green.... a heart in the central area of Aylesbeare Inn

Reasonable access, less intrusive to other properties

Bring more families to the community

A need to breathe some 'life' into the village

Need to develop a core to the village if a community is to exist and grow.

I would like the village kept as near as possible to what it has always been
Lovely village, I would not like to see too much change
I feel this is the best option for the village
To increase number of homes and members of community to contribute to life blood and activity
The potential to have green space
The potential to have some communal green space
10 would seem a reasonable number and would hopefully be affordable to local people
The village needs for more houses - more than 10
To give locals a chance to buy if .. houses are built, not .. places for ...rich.
Village needs to expand to keep what activities we have left doing
So I have more friends
So shops might be closer and new children
Like shops
Need local stores
So more children arrive in village and maybe some shops will be built
Perhaps a better bus service may be allocated and it may help to keep the pub open
Affordable homes needed for younger people
Don't mind a few more homes as long as the village doesn't become over developed
For village green so kids can play
Village green and affordable housing
For the village green
Need more houses for youngsters
Houses needed for youngsters
Houses needed for youngsters
Houses needed for youngsters
Broadens the centre of the village and would have effect of mitigating the starter homes site.
Seems good site in centre of village for additional housing and we need more community space
Seems good site in centre of village for additional housing and we need more community space
For the possible community area perhaps a shop or team rooms
To keep any potential site to the centre of the village and not extend it along out lying lanes

Probably the least invasive site for the village

Need for housing

For the village to survive it needs to expand. Village green needs to be close to the church

Need more community homes

Need more local housing

Provides a central point for the village

Provides a focal point for the village and additional housing

Focal point for the village

Best location for more houses if we need them in the village

Affordable housing needed.

There is a need for more housing

The village of Aylesbeare needs a unifying social amenity, pub or sports facility.

Allows for development to be contained - to stop the ribbon effect of development. Affordable housing must be provided under... arrangement.

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More housing needed for young people

Village needs some more housing

There is a need for more housing to keep young people in the village.

10 homes in centre of village acceptable development by any standards.

To cluster housing so as to avoid ... development

A small development with a communal heart would be good for the village.

A few more homes are needed in the village to make it less isolated.

Aylesbeare needs to grow somewhat to support the community recreational activities.

The village needs a communal space - village green and pub/restaurant. If this is the only way to achieve it then I agree to more housing.

The space is there - use it. Housing is desperately needed.

Houses for young people who live in the village

Houses for young people who live in the village

Potential future home

More homes required that are lower cost

More homes needed

Need for village centre

The village needs more development

The only land suitable for extending village

Obvious area in centre of village

Growth not sustainable with amenities

Most logical location for additional housing could help create a better centre of the village.

Would be nice if there was extra parking for the pub?

It will happen eventually and the site is appropriate.

Good location to form a new heart for the village (which is needed badly) especially if the Aylesbeare Inn is to be opened.

Good location to form a new heart for the village (which is needed badly) especially if the Aylesbeare Inn is to be opened.

"To ensure village has more control over development in future.

To attract more families to village."

"To ensure village has more control over development in future.

To attract more families to the village."

It's my job that depends on new houses.

Because it's just a few houses and in an ideal location.

Improve the viability of the village

Improve the viability of the village.

It's inevitable.

See David Cameron - if you don't do it - we will!

Create community

To bring people together.

Improved community

This is the most appropriate site within village.

Suitable site in centre of the village.

Suitable site in centre of the village.

If we are forced to have housing, this is best site.

More residents should hopefully mean more people to help with community activities.

Reasonable compromise. Have to build and this has least impact.

More people will bring more trade and village green = community centre.

The village needs to be bigger.

Housing is off main road so not necessarily visible. Need more housing in the village.

Need more housing to make village 'viable'. A good site in centre of village and also off main lane (village way).

The least obtrusive site for new housing available in the village.

Gives more "breadth" to the village

To create a heart to the village

To create a heart to the village

Because it would provide parking space for a pub so a larger community

Would like the development only if pub is incorporated in ... development. If pub not ... the development of option 2 does not provide.

Would like the development only if pub is incorporated in ... development. If pub not ... the development of option 2 does not provide.

At the moment the village lack a centre point. A village green would be ideal for this.

Local over development

Only if the development kept the pub as it would be great for the village to have this as a centre

Only if the development kept the pub as it would be great for the village to have this as a centre

The village needs development to make it sustainable

It is a good way forward for the parish

Would tie in nicely with the redevelopment of the pub and village green idea.

APPENDIX C

More houses can be built

In keeping with the village

Can be eco-friendly and provide a decent garden

Affordable, less impact on environment visually. Do not need more large housing for the wealthy

Needed for young and downsizers

cheaper type of building to help first time buyers, less likely to be enlarged and become too expensive

Suitability

Suitability

Need affordable housing for young

Need younger people in village or smaller affordable bungalows

Attract younger people in village

A variety of types for various groups of people to afford or able to manage

To keep area becoming over developed and to retain the country theme

Mix is required not all one type

Mix is required - not all one type

Mix is required - not all one type

Similar to new houses built next to the pub- nice design

The lack of any amenities in Aylesbeare is suitable for only those who want a quiet rural life.

Affordable, quality housing for young people, in keeping with the area

The village needs to attract more families.

More in keeping with the village

"Social housing" for local people needed

We think the options chosen are more suitable for the village

We think the options chosen are more suitable for the village

Aylesbeare needs more housing to satisfy a range of needs

To ensure that there is a range of home types to meet future requirements

Minimise impact of extra traffic, parking and infrastructure.

To minimise traffic impact and parking. Scotchmead & Bramblemead never .. meet the other types of development

Better for lower income families

Low buildings

Low profile building

Affordable housing is part of an economic development

Local more affordable housing

Best choice for suitable family homes attracting the right calibre of resident

Balancing the community by offering more small family homes

Freehold properties at lower end of market to make affordable

Similar housing style to the rest of the village

Detached, in keeping with surroundings. Bungalows serve an aging population and are less intrusive.

Village requires more affordable houses

Village requires more affordable houses

Balanced rural housing

In keeping with village

Less intrusive and could be two/three bed semis if preferred for lower cost housing to locals

No demand for it

No need for more houses

Over-development in 10 smaller properties

Affordability

Cost structure may be available for local people to purchase

In keeping with community and local facilities

Need to be in keeping with current housing

They would hopefully encourage younger skilled workers to the village rather than middle aged managerial grades who are after transient or retired people who are often not really interested in joining the community

Disabled people need bungalows, there are plenty of large houses in the village already

More suitable for the elderly etc

I would not wish to spoil the views from existing properties

Need a mix to appeal to a wide range of needs

Would minimise the land used

No option for low energy eco homes

They may be more reasonably priced

Good family housing including elderly

Suitable housing for elderly and families

I chose 3 options because meeting the needs of various age groups keeps the family atmosphere

You need houses for all ages and budgets

More affordable

More affordable and suitable for older people

To give young generations to be able to stay in village

We need properties that are affordable and not weekend retreats

Less space, more view

So more children arrive

So more people can have homes

More homes

So more families move in

To help smaller families and the elderly

Stay in keeping with the rest of village

More suitable for younger people

Would be better we have enough larger houses need smaller more affordable housing to give people a start.

To get more families

For families and old and disabled people for easy access

for young and older people to stay in the village

For young and old. Get more buses

Need housing for youngsters that live in the village so they do not have to leave the area. Young families needed for the village instead of retired folk.

A mix of house types to cater for more than one group.

Affordable homes. Flats do not suit village.

Bring younger people into the village who can buy

So young couples can get on the housing ladder

To free up some of the three bed council houses. I think at least half the houses should be rented council 2 bed bungalows.

Easy to sell

Bungalows would be more likely to allow people to downsize and stay in the village allowing others to upgrade and stay in the village

Need more affordable smaller houses/flats

There are too many large detached, need smaller homes

For the young people and starter homes for families. Bungalows for older people.

Keeps the current village aesthetic

To meet the needs and in keeping with village properties

In keeping with village properties

Lack of these in the village

In keeping with village, retaining views

To encourage younger families to the village

It would be in keeping with its local environment

Cheaper

It is not possible to make choices for other individuals however rich or poor.

A mixture of housing to encourage new families

As above

Housing for young people

Affordable house/social housing very necessary

Variety makes for good community

Affordable housing

For young families and older people, need to be affordable and good disability access.

A better mix of housing would help young families and improve community life.

This would give young couples and single people a fair chance and is the best option for uniting and improving the community

More affordable for young people

No one would buy bungalows, flats or terraced housing out here. They might if the village had facilities, but not without.

Preference

Varied housing to benefit most people.. would look more interesting too.

Because there is nowhere for young people to live. 4 young people have already had to leave the village for this reason.

Houses for young people who live in the village

Houses for young people who live in the village

Suitable for area

Suitability for new buyers

Mixed preferred

The options chosen I believe would best suit the village

Because people would buy them

More space for larger families

Need for professional young people in village

Need for working families

Would suit older people

Most likely to attract buyers

Less houses means less impact on village

Less impact

Less houses built meaning less impact on village

There are no facilities in the village for younger people likely to occupy smaller houses.

Too many smaller dwellings in the village

Doesn't spoil the views as much

Don't want houses but if it happens want families.

No more houses, facilities first.

As usual the developer will decide.

Sympathetic to area.

Smaller homes and flats could help encourage some younger generations to the village.

Don't want flats not appropriate and too much traffic using within lane.

Will provide appropriate number of dwellings for the site

For young and old

More suitable for older people

These are more suitable to surround the village green.

These are more suitable to surround a village green.

More sympathetic to the view and less impactful

Better benefit to retired disabled and more suited to the balance of the village

More likely to attract families.

More likely to attract families

Affordable

I like bungalows

For us to downsize when older

For us to downsize when older

Too expensive

Family homes

More in keeping with working people

The property would suit a small village setting.

Create affordable housing

Need for more bungalows in East Devon

Enough larger houses already

Instinct

To bring younger families to the village

More familiar

Demand for this type of housing

In keeping with original house types in village

A mix of housing may be preferable both socially and visually.

Bungalow will not dominate area.

Fit in well with village green

Merges with countryside

For families and older people although transport links are not there i.e. buses

For families and older people although transport links are not there i.e. buses.

In keeping

First time buyers encouraged, in keeping with the village.

Because they would resemble Bramble mead and be attractive to first time buyers and in keeping with .. properties

More affordable for locals

Affordable family homes to help those wanting to remain in area.

Houses in Aylesbeare are difficult to sell because of the lack of facilities i.e. no shop, no schools able to take more children and limited public transport.

Affordable housing for working families (young working families)

Affordable housing for working families (young working families).

Seem most practical/most sort type of accommodation.

Fit in with existing village properties.

A range of housing would be appropriate IF development required.

Hard to say really - can't see how any would benefit the community. As the best of the options (given we don't want any development). We can't see the point in bungalows as there are no other amenities in walking distance for older people (who tend to be the biggest group interested in bungalows).

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Most suitable type of accommodation.

None - as per Q2

None - as per Q2

Suitable for disabled and elderly

Something for all ages - 1st time buyers and elderly

Attractive, affordable and more grouped = less impact on village.

It would look unnatural if all houses looked the same.

The village has a need for a range of houses. Bungalows/flats might mean more cars.

Mix of housing would be good, though perhaps the smaller flats and bungalows might not fit in well to surrounding houses.

A mix of new housing is important to appeal to a range of buyers - brings younger families to the village

Well designed terraced housing round a space (green) should look unified and adaptable in unit size.

This would provide a range of options for young and older people and not be too obtrusive.

I consider mid-range housing to be the most necessary

I perceive a need for this size of housing

If village green option is chosen it would be safe for children.

Need small, affordable homes for young families.

Because it would provide a variety of housing for different needs and age groups.

More room less houses.

More room less houses.

As they will give a variety for those that are first time buying to be able to purchase affordable homes.

As they will give a variety for those that are first time buying to be able to purchase affordable homes.

There's a million places they can put homes. Why there?

Need more starter homes for young people.

Village needs a mixture

Whilst against any development of this site I would draw attention to the previous consultation which, if my memory serves me correctly, identified a need for smaller starter-home units.

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None

None

No

Low level but no development

Provision for the old and the young. Why no mention here of affordable housing?

Lower building

Lower building

Less impact on the village

Larger houses = less built and less impact the local area such as number of cars

Don't want to see the site over-developed with flats/terraced houses being crammed in.

If more development was to go ahead then I feel these would provide housing for both young families and older people.

For the elderly and young families

See above

The parish needs more social and affordable housing rather than more large expensive homes.

Aylesbeare does not need more large houses for incomers but rather it needs affordable and social housing.

There are enough detached dwellings in the village. It would benefit from slightly smaller family homes and first time buyers

Most desirable

Would fit in with the other local housing

APPENDIX D

New homes should be solely affordable, otherwise we risk the village becoming an elderly, enclave for higher income earners. We need some cooperative/community 'mainspace' in pub or shop as a meeting-point. Presently the village has no heart.

"Properties should be of good construction with one large double bedroom and one baby/box/overnight room to cater for single/widow/divorced/young, who do not want huge houses. If some form of housing association then there should be an enforceable ... to prevent profiteering which removes houses from the designated sector. This will free up bigger houses for families."

It is important to keep the housing development as a level which will blend with existing structure. We must retain present features surrounding Aylesbeare such as open spaces, farmland and the meadows and not spoil the "hamlet" appearance of tranquillity we enjoy.

Improvement to TV signal which is extremely poor and in bad weather non-existent for BBC channels

Aylesbeare has a lovely pub but it is in need of some repainting to ensure it doesn't get into disrepair. The field surrounding the play park could easily be improved with some flowers and shrubs to make it a lovely community area.

"- Council and planners should stop using the term ""unsustainable village"" as it is most offensive to people living in the village.

- Gas runs close to the village but is not available in the village.

-Internet services to the village should be brought up to fast standards as the service is available not far south of the village

- The Aylesbeare Inn should be acquired as a community asset and should be used for additional community needs i.e. coffee shop restaurant and general shop."

"Internet cuts off several times daily - when banking, purchasing or searching. Some mobile phones cannot connect (visitors)"

Ref Q5 - future development has to respect the character of the village in terms of existing form and range but we would not be averse to some innovation.

"Now that the council has had budget cuts for village grass cutting, would be nice to have working parties set up for keeping areas scenic/tidy. Plant daffodils etc. into banks etc. to make the village look more ""loved"". work on traffic - too much too fast & too many heavy vehicles using the village as a shortcut/ rat run - needs addressing. Allotment project - what happened? Would like this community project reinstating. Better broadband in the village vital. Many villagers very willing, just need asking to take part - once started community groups will grow but needs some non-political leadership.

Village way needs a weight restriction - too many lorries"

A general shop is a must for Aylesbeare and would profit very well if selling the correct produce

Affordable housing is vital to allow the community to survive and thrive but developers should be allowed to design a profitable development by including houses suitable for those who can afford the house.

Flytipping and litters on the roads

Speed control - throughout the village and surrounding lanes speeding 'short out' motorists are on the .. Safety of walkers, dogs, horses etc. is being compromised by inconsiderate and dangerous drivers"

As the village has been designated as unsustainable and that no further development should take place, the questionnaire is trying to override the judgement. The questions seem biased towards allowing more developments.

Create a hub with open space at the centre for communal use

Public transport and parking

Keep the village pub - top priority!

The proposed development of the pub is not in keeping with local area, overdevelopment of site & lack of parking. Before the proposed development side can be considered, the village should first prioritise the pub

Aylesbeare is a sizeable parish - some of the boundary reaching far away from the village centre - suggest keeping an open mind on possible future development in areas more easily accessible for future consideration in the long term.

The Aylesbeare Inn redevelopment into an acceptable "looking" pub is essential in the village, it was the last standing hub of the community. I used the pub and that's how I made friends and caught up on the local 'gossip' - without this 'one' important building Aylesbeare doesn't work or flow as a proper village. The village pub is a vital service for those to meet and to have meetings/gatherings such as darts, bowls, skittles and a good old catch up. A meeting held in August was almost 100% for the pub to reopen - it's got to happen!!

I think it's time planners got their selves organised and made decisions instead of keep sending out forms to fill in because in the end of the day they never listen to what the public think or say. Aylesbeare seems to be on the bottom of the list when it comes to planning or maintenance of the village e.g. sweeping cleaning. When in Sidmouth Exmouth they are always sweeping clean streets.

Any developments of new houses needs to take in the consideration of the village while being eco-friendly. A better bus service would be good. A village also needs its pub.

It is all well and good building lovely homes for all people young and old but when the infrastructure is lacking i.e. not regular buses into town at more appropriate times throughout the day for people to study, work and shop or cafe, the village will slowly erode and become a soulless commuter village which it's heading for already with the closure of the pub, the over development around it and the halls area too!!

Although more affordable housing is desirable, Aylesbeare does not have the required amenities and infrastructure to support the current levels. A village pub, a local shop/post office and a frequent bus service are crucial and the very least basic requirements to ensure not only the survival of the village but more importantly the survival of communities.

RE B3184 (A3052 - airport) is a rat run for lorries!! Heavy/large vehicles should be prohibited from using this lane except buses. Large commercial vehicles e.g. heaver/parsons lorries and car transporters are hazardous in this small lane. Used to be able to cycle/horse ride on this lane -now you take a life threatening risk. These vehicles should be using A30 - no entry for these vehicles please!!

The most important part of planning is that they are affordable.. but please, wide enough roads, plenty of parking and bigger gardens if 3+ bed homes (not like the crush that is Cranbrook). There are so many successful new towns e.g. Mawsley, Northlants, but sadly too many soul crushing developments.

We could do with another shop. The village has very little to offer for the community - no shop, no pub - this village really needs that so the development side should be used for that. The community never get together socially any more. The old people need this and seem to have been forgotten.

We need our country pub. We miss the skittles for one thing. It's a shame the village centre was ripped out in such a way.

There is a large solar panel development due at great houndbeave ... Future developments need to be carefully assessed to take into account the impact on the area and community.

There is a site one mile from the village towards the airport, in a small hamlet, on the cycle route which has been registered as a SHLAA cite (i.e. available for development of affordable housing) with room for 10 houses, perhaps 80% affordable or self-build and 20% at market price. This should be included in the neighbourhood plan as an important move to provide housing for local young people and enable them to stay in the area.

Do not wish for any further social housing or council properties.

It will be very difficult for the community spirit which we so like about Aylesbeare to survive if there is no community focal point - both indoor and outdoor. The protection of the pub as a restaurant/similar viable business should not be forgotten as the village housing will not keep its value over the longer term if all facilities vanish.

There is no mention of a meeting place for the community such as a pub, which I think is important

Why does Aylesbeare think it has a right not to expand as other villages have. I think it should be building 50 houses not 10!!!

Better road maintenance would be helpful

All successfully thriving villages in Devon are full of cars - Topsham, Totnes, Woodbury Salterton. Parking cannot be an issue. We will die!!

We do not need any more social housing, we already have too much. We need 1st time buyer homes for young people.

This survey is yet another example of a survey trying to twist a result. Question 8 results could be interpreted a number of ways to justify decisions - I feel like I am being coerced.

Linking more houses with community space is twisting the outcome. This survey is fundamentally flawed and not credible, empirical results can come from a question that mixes two variables in this way. Very disappointing.

All new houses must have solar panels

How many more times are we to asked and our opinions ignored. There will be more than 10 houses due to the cost of putting in services. Withen Lane is too narrow - as stated in a previous SHLA report, but it has been decided...

"Aylesbeare Inn - it is vital that this community asset is provided and supported. This will provide a very important meeting point for the community. Especially if it were to open through the day

serving coffee, and tea, and cakes etc. To allow it to be a venue for 'many age ...' The incorporation of a small shop selling daily items and local produce would be very beneficial to the village."

Any new housing development should be required to have adequate parking spaces. Perhaps consideration could be given to an arrangement whereby part of the area allocated for new development could be offered to the owners of the pub to create a 'beer garden' & car park for the pub, thereby making the community asset more likely to be sustainable as a village pub.

To have a regular bus service and a bus shelter.

More houses that we can afford to buy not people from other parts of the country coming and taking over. There was once a great community presence here, now no one wants to take part. Rubbish.

Do something about speeding in village way.

Do something about speeding in village way.

Loss of the pub - a good pub - is a huge blow to the community. The village is fast losing its 'soul'.

We think it vital that any development should add to and not detract from the character of the village. Buildings should be a mix of styles and materials (e.g. exposed brick work, timber, thatch) that reflect a typical Devon village.

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There are no amenities within the village. We came to live in Aylesbeare 11 years ago, mainly because we liked the friendliness in the Aylesbeare Inn. This has now been closed for 2 years and as a result there is no community feel. The closure was a deliberate act of a property developer.

There are no amenities within the village. We came to live in Aylesbeare 11 years ago, mainly because we liked the friendliness in the Aylesbeare Inn. This has now been closed for 2 years and as a result there is no community feel. The closure was a deliberate act of a property developer.

I feel the Aylesbeare Inn should remain as an inn and be a focal point of the local community as it once was. The planning application proposed is ludicrous and completely detrimental to the centre of the village. Also the local plan questionnaires came back with the wishes that locals thought the minimum of 5 houses was appropriate. Why is this number now at 10 proposed houses?

We need a pub

We need a pub

The infrastructure of the village needs to be addressed. Within lane is narrow and windy. It is also used by a lot of heavy traffic. This is most unsuitable to take the extra traffic that more housing proposed in the place potentially suggested. Also the facilities in this village are seriously lacking.

Everything in this village has been ruined by developers which are not true locals who don't care about community as they just make money and then move on e.g. school, shop pub.

"Save the Aylesbeare Inn! Bring back a good running local pub. There's nothing in Aylesbeare now apart from fete day when you're more than likely to bump into other residents that don't just live next door. Heart of the community was lost. Lack of affordable homes has resulted in loss of school."

We both enjoy the peace and quiet of Aylesbeare. We don't particularly want any change.

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A pub would be nice - a skittle alley a bonus

We need the pub up and running with skittle alley and restaurant - important for the community

If the Aylesbeare Inn building is a 'community asset' the Neighbourhood Plan should incorporate the proposals for it. If it is to remain a pub/eatery then it will need parking which it doesn't have.

East Devon District Council planners NEED to provide expert support, advice and guidance of a high standard and that any future sympathetic development deserves. They have not shown this with their involvement and endorsement of the proposed Aylesbeare ... - we hope for better in the future.

The mobile phone signal is non existent

I would like to see the village expand to the extent that it justifies a primary school, a pub and a bus to Sidmouth or Ottery twice a week at least.

It is very concerning that the proposed development is contravening the building preference by the village of Aylesbeare documented in the previous neighbourhood plans of 5 dwellings only! There is no use for a village green and the location is unsuitable who will maintain this when the churchyard and existing village green/hall has to be maintained? Increasing traffic into within lane is a safety hazard. A definite no!! To any housing on this site or any additional in Aylesbeare.

There are very few amenities in Aylesbeare and if it is to expand then some thought should be given to its future infrastructure, ie improving the roads, providing more amenities.

All plans (NP and other development plans, eg the Village Pub/Village Green proposal) should be looked at holistically to ensure harmony for the local area.