

First Questionnaire Analysis

The initial survey completed on 9 March 2019 gathered comments from Kingsbridge town, West Alvington and Churchstow residents.

The collection methods were:

- On-line form on website
- Mailed leaflets in the town
- House to house in the villages
- Personal engagement with schools and clubs

All responses were in the form of free format text to avoid leading questions on any particular topic with a small demographic section for age bands and employment status. The questions asked were:

- What do you Love about the area?
- What are the Good things about the area?
- What would you Change?
- Other topics?
- Any Good ideas?
- What is your Priority?

Each comment was analysed and recorded in a computer database split by the following themes (some comments falling into more than one theme):

- | | |
|-----------|-------------------------|
| NATENV | Natural Environment |
| HOUSING | Housing and homes |
| BUSINESS | Business and Employment |
| BLTENV | Built Environment |
| TRANSPORT | Parking and transport |
| HANDW | Health and Wellbeing |

Analysis of the comments under these themes formed the basis for 6 Focus Groups to be formed to propose the aims and objectives.

Reports from these Focus Groups were consolidated and discussed by the Steering Group at a meeting in July 2019 to start drafting the outline plan.

Statistics

Number of responses to the 1st survey

566	Kingsbridge
56	West Alvington
79	Churchstow
701	Total

Age breakdown of respondents

Less than 16	19	3%
16-24	89	13%
25-44	145	21%
45-64	179	25%
65+	247	35%
Not declared	22	3%

Employment status

In education	94	13%
Full time	126	18%
Part time	48	7%
Self-employed	84	12%
Business owner	34	5%
Unemployed	10	1%
Retired	287	41%
Not declared	18	3%

Resident (years)

Up to 5 yrs.	127	18%
5-10	104	15%
10-20	225	32%
20+	225	32%
Not declared	19	3%

A total of 5139 comments were received categorized as:

Housing	665	13%
Built Environment	482	9%
Health & Wellbeing	1619	31%
Transport	801	16%
Business	745	15%
Natural Environment	827	16%

Most topical comments

Parking / car park	423
Local	384
Housing	360
Affordable	289
Young	275
Community	238
Fore / High Street	232
Drugs	156
Second / 2 nd home	142
Hall / venue	134
Rent (business & housing)	124
Toilet	80
Police	53
Infrastructure	52
Tourist	52
Employment	50
Kings Arms	50
Skate park	35
Over development	29
Holiday homes	27
Charity shops	25
Retire	24
Elderly	23
Social housing	22
Ambulance	18
AONB	10
Covenant	8
Nursing	7
Primary residence	3

FOCUS GROUP WORKING PARTY REPORTS

BUILT ENVIRONMENT

Background.

The principal issues identified here are derived from the data analysis performed on the responses from respondents to the public questionnaire issued earlier in 2019. Where the Focus Group has carried out research or discussed issues of its own volition they are identified as such ("FG").

The responses falling within the purview of this group broke down into 3 main items: **Fore Street, The Quayside and Town Square, and Lower Union Road**. We have also added some additional items which generated some heat and do not fall within those three principal items.

FORE ST.

Key messages:

- Considerable regard for this main shopping thoroughfare and the independent businesses that underpin it.
- Frustration with the empty units and upper floors accommodation, and the poor state of repair and decoration of many properties, including what many respondents see as key "flagship" or "anchor" units.
- Expert evidence to FG indicates little demand from new or mature households for LOTS (living over the shop).
- Need to protect and respect this historic core of the town, including the Conservation Area and Listed Buildings.
- The retail offering needs to reflect the demographics of the town.
- Parking facilities need realistically to reflect the demand generated by local residents, town centre workers, and seasonal visitors.

Proposed Policies:

- Provide for the repurposing/change of use of any redundant heritage buildings for community use.
- Provide for repurposing/change of use of redundant or surplus upper floors accommodation to employment/industry compatible with the surrounding uses. E.g. high added value and service enterprises.
- Continue to encourage a mix of retail South or below entrance to Fore Street car park but recognise that North of that point other uses may need to prevail.

QUAYSIDE/TOWN SQUARE

Key Messages:

- [FG] Quayside has a key role to play in flood risk management and is unsuitable for intensive development.
- Whilst a minority of respondents advocated turning the car park over to use as green space/a park, the majority recognised its continued importance as a principal car park for the town, albeit possibly "prettified" with some additional green spaces/planting, and some seasonal "pop-up" food and retail outlets.
- A number of younger respondents unfavourably commented on the location and state of the Skateboard Park.
- The location of the Public WCs next to the upper slipway received almost universal criticism. A different location rather than outright abolition, seemed favoured.
- KEBC commented that the Quayside and Embankment opposite represent the "Jewel in the Crown" of the upper part of the harbour.
- [FG] The proposed siting of a hotel adjacent to the Cattle Market car park with the implied loss of long term parking in that location was considered mistaken, although perhaps a s.106 obligation to install another tier or deck on the adjacent car park might make the proposal less objectionable. [Additional decks on a number of car parks such as Lower Union Road, Tesco and Morrison, might provide additional parking without impinging on Greenfield sites].

Proposed Policies

- Retain the Quayside as a principal short term car park for the town. Include in any emerging town proposals for “greening” providing minimal parking spaces lost as a result.
- Resist loss of long term parking in Cattle Market car park.
- Recognise the Quayside’s key role in the town’s flood management/attenuation strategy.
- Do not permit further residential development save for final fulfilment of the Tumbly Hill consent.
- Relocate Skateboard Park.
- Recognise the importance of the main (southern) slipway as a principal public point of access to the upper reaches of the harbour.

LOWER UNION ROAD

Key Messages:

- Seen as a key Brownfield site with potential for redevelopment, also potentially giving access to landlocked areas of land west of Fore Street and possibly accessible from the Western Backway.
- Contamination from past land uses, and fragmented land ownership possible negative factors.
- [FG]Car Park capable of further development with addition of upper deck.

Proposed Policies

- Encourage redevelopment in this area for a mix of uses, **in priority** to Greenfield sites.
- Utilise past studies (viz Sandover Assoc of 2007) as a starting point.

ADDITIONAL ITEMS

Messages:

- A number of W. Alvington and Churchstow respondents indicated a desire to maintain a clear physical separation from Kingsbridge, whilst contributing to the success of Kingsbridge as their business and recreation hub. Existing identified development sites already in the JLP and already subject to planning applications may breach this separation.
- [FG] Whilst mindful of the diktats of central government as reflected in the new housing targets identified for Kingsbridge over the lifetime of the new JLP, we have significant doubts whether there is demand for the number of new homes planned, and whether the homes constructed will meet the needs of the town.
- [FG] Save for some property in the upper part of Fore Street it appears Kingsbridge exhibits little in the way of homogeneity of design or meritorious design, no town “style”. (As evidence see the poorly constructed speculative post war housing which dominates the Eastern quadrant of the town, and say Fore Street, Church Street and Wallingford Road.). Provided the historic core of the town is adequately respected there is scope for Kingsbridge to promote a point of difference by strongly encouraging bold, innovative, quality design, using local materials to high specifications.

Policies

Kingsbridge to actively promote itself as a place to build/develop something “different”.

BUSINESS, EMPLOYMENT & ECONOMY

Key Messages from the Public Questionnaire

Many people expressed their satisfaction with the wide range of independent shops and with the farmer's market. There was an equal number of responses calling for larger chain stores to be encouraged vs discouraged. Pop-up shops and longer opening hours were also mentioned as was improving the appearance of Fore Street. Along with lower parking charges, free toilets and more markets.

Most commodities are available in town but there was suggestion to move larger businesses out of town and use the space vacated for employment units and housing.

Employment seen as key to improving the area long term (including keep young people in the town, raise the average household income, decrease the number of commutes in and out of town, knowledge based businesses preferable, flexible office space, limited industrial development, reduction in business rates, support for sustainable farming, support for start-up businesses, cooperation with neighbouring parishes for land, and a link with a training provider / university)

Tourism was felt to be necessary for the town's economy, a cheap hotel was seen favourably but a holiday tax for holiday homes or visitors was suggested to relieve the strain on infrastructure and resources in the season as well as the detrimental effect on house prices. Providing more leisure activities (specifically marine) was felt to be essential, perhaps joined up with neighbouring parishes.

Policy Recommendations

#1 Kingsbridge Town Council to take over the management of the markets not only the Town Square but possibly in other areas of the town too

#2 Kingsbridge Town Council to proceed with public realm improvement plans with possible additional plan to influence the appearance of facades in Fore Street and the use of empty properties for short term lettings (pop-ups etc.). (see research)

#3 Insist that the 200m² allocated in the Joint Local Plan on the Quayside used for leisure activity e.g. canoe / kayak hire or electric bicycle hub is upheld.

#4 Actively encourage the introduction of sustainable transport facilities including cycling, electric vehicle charging points and car sharing schemes. This would be from an employment perspective but also a possible tourism benefit. We would not support any loss of parking in the short term (recognising that autonomous vehicles may reduce the need for parking by 2034).

#5 Restrict the development of existing employment sites for other purposes and support appropriate and proportionate expansion of existing employment

#6 Encourage the redevelopment of Lower Union Road and Orchard industrial estate as employment land with an emphasis on small-scale units offering flexible space for start-ups, skilled / higher wage / internet-based businesses, with pedestrian access from Western Backway improved.

#7 Provide within the town's employment spaces, training facilities and meeting spaces to alleviate the mental and social challenges of working alone from home.

#8 Market Kingsbridge as a town that offers a fantastic work-life balance perfect for families relocating. Supporting proposals for house extensions and/or conversions of existing domestic buildings to allow for home-working.

#9 Encourage the redevelopment of Garden Mill industrial estate possibly as small workshop spaces for craftspeople and artisans with a tourism element utilising pedestrian access through the recreation ground.

#10 Look to move certain industries such as Jewsons and Emery Oils to outside of Kingsbridge or to Old Station Yard (see research). However, keeping appropriate, larger, businesses such as Jades Components, in the town to reduce the number of commutes by car and keep employee spending on Fore Street.

#11 Adopt the policy outlined in the Joint Local Plan that a maximum 40% of the overall number of units within the defined primary shopping frontage is non-class A1.

#12 Embrace the installation of the 5G network aka the erection of towers and other required infrastructure (subject to research as outlined below)

#13 Encourage an extension to the accommodation offer regarding glamping, camping and chalet/lodge type accommodation. Touring caravan and static caravan sites should, however, be discouraged because of the unsuitability of our roads and lanes as well as the visual impact on the AONB. Air BnB should also be discouraged as it prevents shared, affordable accommodation being made available for seasonal employees and local young people.

Aspirations

#1 Encourage the Chamber of Commerce or other relevant body to introduce a mentorship scheme whereby existing retailers / small businesses would form a welcoming committee to those setting up here and be able to offer support.

#2 Look to create a sports park, recognising the high level of attainment and availability of sports funding. The ambition being that this would increase employment, incorporate entertainment facilities and contribute to the tourism offer. This should be supported by the availability of cheap accommodation and suitable eateries for visiting sportspeople.

#3 Revisit proposal for cantilevered extension to the Leisure Centre, suggested in the 2004 plan, to satisfy the need for a large performance venue and conference facilities within the town.

Research

#1 Identify actual situation regarding business rates payable by businesses in Kingsbridge, West Alvington and Churchstow, as the perception by the responses was that they are too high.

#2 Gather stallholders opinions regarding changes to the markets, and research on how markets are organised in other towns

#3 Ask Peter Sandover whether the NP can have any influence through planning on businesses on Fore Street improving the appearance of their facades, and allowing short term letting for pop-ups etc.

#4 Find out the intentions of Jewsons, Palladium, Emery Oils and Quay Garage etc to see if there is any appetite for moving out of Kingsbridge town centre. Also any possibility of utilising the Old Workhouse for accommodation.

#5 Research the possible implications of encouraging early installation of the 5G network, be that health or the erection of towers etc.

HEALTH, WELLBEING AND LEISURE

The collated data from responses to the surveys is illustrated in Figures 1-6 below. We explored the most important ideas relating to this data.

We considered 'Health and Well-being' in the broader sense, which includes physical, spiritual and mental well-being.

Kingsbridge

What people like and want to keep and nurture in Kingsbridge - i.e. what makes them happy:

- *The community spirit, friendliness, feeling safe, feeling part of a small community, community groups*- This was overwhelmingly the most common theme. There is growing evidence that infrastructure and housing design has a significant impact on a community's wellbeing. Any future development should facilitate residents coming together, in a supportive, pleasant environment. There are diverse opinions about the young and the old mixing. (Some voiced animosity between the young and old. As a group we mooted whether more mixed housing / social environments would improve understanding and relationships between age-groups.) There is some concern about large influxes of outsiders moving in, so that housing development should primarily be for locals.
- *The diversity of independent businesses and shops, places to eat and drink and socialise* - Future development should support these and encourage more, by optimising access and allowing diversity.
- *The Estuary, Kingsbridge in Bloom's flowerbeds, scenery, relaxed peaceful environment, open spaces and parks* - These are important aspects of the environment which many would be sad to lose. The Plan should seek to preserve, improve and increase public access to these (further detail below).
- *The Cinema and Leisure Centre* are valued by many. Other leisure facilities were mentioned by smaller numbers (Harbour House, boating, churches, outdoor pursuits, library, rugby club). As a group, we discussed whether the leisure centre could potentially offer more to the community, with further development (see below).

Concerns about living in Kingsbridge, which affect wellbeing:

The biggest concerns are around drugs/drinking/anti-social behaviour and a lack of resources for young people. The ideas suggested to improve the town would probably address these (see below). These include the provision of safe space for young people to meet up and entertain themselves without the need to spend much/any money. We recommend that the Neighbourhood Plan has at its heart, the social needs of its residents, old and young, rather than a commercial focus (whilst allowing the economy to thrive). **Ask SHAW to share its summary of facilities already available for young people in Kingsbridge.**

Ideas to include in the Neighbourhood Plan, to improve wellbeing (in order of priority i.e. received number of comments):

1. Community Hall

Overwhelming suggestion is the establishment of a community hall. This should be explored further in the next level of survey.

Such a building would be a social hub for the community, but this is open to many interpretations.

- It could house an auditorium for a performance space (music/ dance/ amateur dramatics), rehearsal rooms. Something like the Flavel in Dartmouth? Flavel (Dartmouth) , Watermarque (Ivybridge) and Malborough Hall seat 200, 210 and 250 respectively.
- It could be a safe space for groups to meet / for young people to use, a venue for a youth club, rooms for anyone to hire, with storage for equipment.
- A community asset with bar, café.
- Sports facilities within - badminton/basketball courts, etc. Facilities which the leisure centre doesn't offer.

Would it be purpose built? There were previous proposals (2008?) for a community venue on Rope Walk years ago, but nil came to fruition. **Perhaps these plans could be revisited?**

The old workshop buildings adjacent to the Ropewalk carpark could be a possibility instead of the proposed hotel.

The old cottages at the bowling green may be a potential site for improved community facilities. How big would this proposed development be? Would it incorporate a hall for entertainment etc. as above? **Need to look at plans.**

Other potential sites: Countrywide Farmers' disused building/plot on Wallingford Road; St Edmunds Church if fully decommissioned.

KCC currently shares some of its grounds/facilities with some community groups. Although there may be scope for more of this, it is not within the remit of the Neighbourhood Plan to explore.

Potential sites would have to be close enough to the town centre to be accessible, with adequate parking, yet not too noisy for nearby residents.

We suggest that local societies and organisations are approached to determine

- a) Their level of interest in a community hall**
- b) How they might use the facilities**
- c) Their ideas for the specification for the facilities**

These organisations could include KATS, MAD, sports clubs, Arts, Horticultural etc.

2. Space for young people / things for them to do

Many people would like more for the young in Kingsbridge. No specific facilities were suggested except a skate park somewhere (very popular) and open space for young people to meet. No particular areas were suggested for new outdoor leisure space. **The NP committee should involve KCC students and other residents <25yrs in the next phase of survey to explore what they really want in Kingsbridge. Tom, who leads the Youth Club, might also provide some insight.** NB Facilities where fees apply are unlikely to attract youngsters in the lowest income families.

The *skate park* was moved from its previous site in the embankment park after complaints about noise. The current park is 'useless' due to its design, quality and location. Any new skate park should be thoughtfully located close enough to residences for users to access , far enough away (or adequately insulated) not to disturb neighbouring community.

We considered potential sites for a new park:

- Near the rugby club?
- Along the end of the quay, near the slipway? Boat trailers will need space to turn
- Quayside car park? Noise might be a problem for residents

- Site of Countrywide Farmers on Wallingford Road? Again, noise a potential problem. **Could the cost and planning be included by housing developers as part of their contract? We recommend that the NP committee consults the relevant age-group to explore this more deeply.**

Modbury has created a successful skatepark, which would be worth seeing.

3. Outside leisure space/facilities

The quayside car park has huge potential to provide space and opportunity for leisure facilities in Kingsbridge. We understand that there is flood risk, which may make it less/unsuitable for permanent structures, but ideal for open green space, skate park, promenade, pop up temporary shops, cafes, eateries, workshops, open basketball courts, free outdoor table tennis. This might encourage people to walk, mix, enjoy the view, perhaps try a new activity, inspired by those around them. As a group, we feel that the potential of the current car park area to become a valuable community space should not be ignored for the want of imaginative parking alternatives. Challenges would include noise to neighbouring residents and the need for turning space etc. for boat users.

The area immediately adjacent to the leisure centre might be improved to offer outdoor courts / grassy area with outside leisure facilities, e.g. basketball hoops.

Kingsbridge sits at the head of a beautiful estuary, yet *recreational access to the water* is from private moorings, The Crabshell pub, or from two grotty slipways (one next to the public toilets/carpark entrance and the other next to the leisure centre). Better, cleaner, safer access to the water might encourage young people (and old!) to enjoy the estuary from the town. At Bowcombe Creek kids jump off the bridge and hang out on the grass. A pleasant, grassy area in town, away from the traffic, could provide an ideal space for kids to meet, instead of the market square. **Again, this should be scoped with the youngsters.**

Parks - These are valued but there is concern about dog-fouling and danger from dogs, especially in Duncombe park. Creation of more accessible dog-walking areas would be ideal, but where? **This should be explored further.** The group suggests a pedestrian / dog walking path might run alongside the stream under Duncombe Park, with access behind the Countrywide Farmers site?

The contents of the parks should be safe (e.g. not sharp gravel pathways!) and sustainable, preferably designed with public consultation. There is strong evidence that outdoor gyms are an expensive waste of money. Football goal posts, outdoor table tennis and basketball hoops would be a wiser and cheaper investment.

Cycling - The Primrose Trail is well underway and will eventually link Kingsbridge to South Brent. It will be a multipurpose trail, accessible to runners, walkers, cyclists, pushchairs and wheelchairs (and perhaps horses for some sections). **More detailed plans should be included in the final NP.**

Any infrastructure development for Kingsbridge should facilitate *walking/cycling*. For the well-being of residents, protected cycle ways within town should be considered on the main routes, e.g. from Churschstow and West Alvington to Kingsbridge, along Embankment road to Bowcombe. Charge points for electric bikes and bike parking rails would encourage the growth of this increasingly popular mode of travel.

Results of a feasibility study for a cycleway from Kingsbridge to Salcombe are pending. Sam Dennis of KIC and Martin Johnson, Town Clerk are involved. **Worth looking at this?**

Walkways should also be improved for the safety and well-being of residents, especially along Embankment road to Bowcombe and to West Alvington and Churchstow.

Could there be a floating boardwalk along the estuary to Bowcombe / towards Salcombe? Apparently, a feasibility study was done 15yrs ago. **Can this be revisited?**

Running - Could runners use the cycle trail? A safe 5km pedestrian-only route might allow Kingsbridge to have a Park run (www.parkrun.com)

Athletics track - There is no athletics track. **How much appetite is there for this?** Currently the nearest is in Dartmouth.

Football pitch - **Is there appetite?** Small goal posts in the parks are already popular. Could the two (athletics track and football pitch) be combined? There is talk of an old site at Belle Hill. Are the KCC facilities adequate? Could they be shared more with the town?

If more outdoor activities in outside spaces are to be encouraged and enjoyed, there may be a need for more *public toilets*. Charges for these are beyond the remit of the NP but their provision will be important and was commented on by a significant number of survey respondents.

Needs of older people

There were no suggestions from the survey that older people have specific needs to be included in the NP. However, our group reflected that we know there are many lonely people in Kingsbridge. We recommend that the housing group considers the advantages of accessible housing, which facilitates safe, independent living, close to amenities to combat isolation, and that the infrastructure group considers the needs of those with reduced mobility.

Churchstow

There were 31 responses from Churchstow about health and wellbeing. One of our group represented the village, although she doesn't live in the centre. She described:

- Loneliness could be a problem
- There is no evident community spirit

Complaints have been heard that Churchstow is included in Kingsbridge's Neighbourhood Plan, but we do not know how representative these are. (There were no complaints about this in the H+W survey responses.) No community play area.

No village green or centre, but there is a village hall. There is no parking for the hall. The main road prevents people walking. **Could an alternative walkway be designated/created?**

There are no designated dog walking areas. **Is there a suitable area which could be allocated?**

New homes are being built, with no new leisure facilities for the new or established communities. **Can some of these needs be met as part of the large development which is affecting the village?**

West Alvington

Responses from West Alvington (WA) commented:

Retain and maintain the dog and leisure walking area and paths through WA woods. They are privately owned. **Can their preservation be determined by the NP? Need to check.**

Preserve and extend the footpath between WA and Kingsbridge.

The village hall is a valuable asset, used by various societies and the primary school. It is in a poor state of repair and needs extensive refurbishment.

The netball court in the village centre is unusable, in need of refurbishment.

Cricket pitch facilities need improvement.

Is there scope to include a running track for use by WA and Kingsbridge?

Healthcare

There were many requests for improved provision of healthcare with regard to the hospital, care of the elderly, ambulance service, mental illness, disabled and SEN facilities. However, these are largely outside the scope of the neighbourhood plan. Access for less able-bodied people should be optimised throughout development in Kingsbridge. Freedom to enjoy the town's natural beauty and outdoor leisure space will be valuable for everyone's mental health.

Fig. 1 LOVE

Topic	Number
Community spirit	85
Friendliness	76
Independent businesses/shops	38
Schools	28
Feeling safe/low crime	27
Cafes/restaurants/pubs/bars	25
Kingsbridge in Bloom	25
Estuary	16
Open spaces & parks	16
Cinema	16
GP/hospital	16
Small town/limit growth of town	14
Scenery	12
Outdoor pursuits	12
Library	11
Relaxed/peaceful environment	10
Events	10
Community groups: WI, U3A	10
Facilities	9
Travel links/bus service	6
History	6
Harbour House	5
'Real' town	5
Boating	4
Information centre	4
All ages catered for	3
Churches	3
Community volunteers	3
Rugby Club	2
Spiritualized	2
Social support	2
Environment	2
Nightclub	1
Age Concern	1
Lack of second homes	1
Museum	1
Miniature railway	1

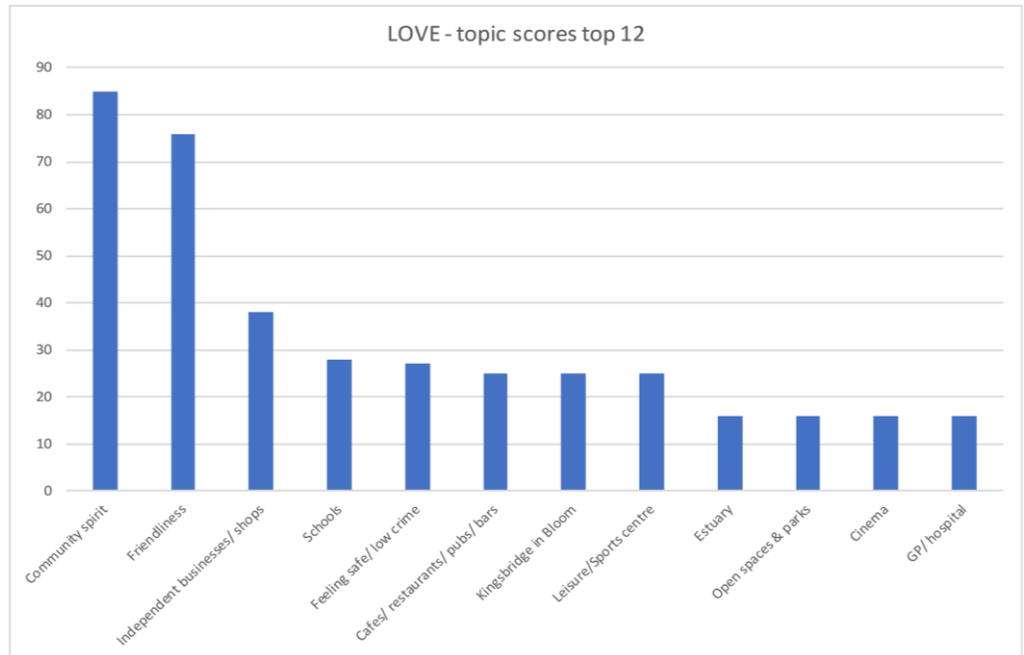


Fig. 2 GOOD

Topic	Number
Community Spirit, inclusive	136
Low Crime; safe and secure	38
Leisure Centre	28
Schools	27
Local Shops serving villages	27
Kingsbridge in Bloom	22
Events & Festivals inc. quayside music	19
Library	14
Hospital	12
Rotary Club/local charities	11
Parks	10
Sports facilities/clubs including water	9
Many clubs and societies	9
Cafes/restaurants/pubs	9
Walking including dogs	8
Cinema	8
Social groups/volunteers	7
Public transport/taxis	6
Age Concern	5
Harbour House activities	5
Mix of people/range of ages	5
Relationship with local villages/villages safe	4
Museum	4
Market	3
Supermarkets	3
Councillors easy to approach	2
People generally decent	2
Clean environment	2
Places to worship	2
Citizens Advice	1
Rivermaid	1
Miniature railway	1
Low light pollution	1
Drama groups	1
Recycling	1
Royal Mail office	1
Nightclub	1
Parking/residents' parking	1

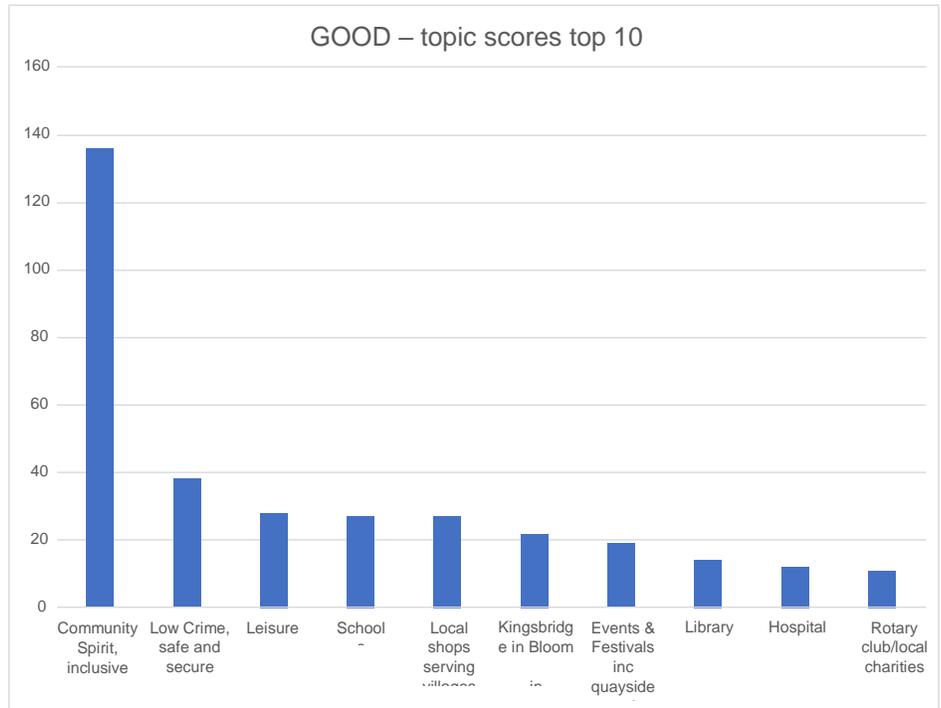


Fig. 3 CHANGE

Topic	Number
Recreation facilities for teenagers	67
Drugs	36
Community hall/ function room	28
More police/open police station	20
Litter/recycling/ dog mess	16
Recreation facilities (general)	14
Toilets/ free toilets	9
Ambulance/first responder	5
School size and funding (KCC)	4
Extra bins	3
Improve public transport	3
Better use of bandstand	3
More family events	3
Broadband	2
More arts/culture/outdoor music	2
Cycle path/football pitch/running track	2
Better healthcare inc. pre-natal & disabled	2
Toilet in church	1
More nightlife	1
More indoor activities	1
More disabled activities	1
Waste management	1
Soft play area	1
Outside pool	1
Improve shops	1
Minor injury unit - longer hours	1
NHS dental facilities – increase	1
Kingsbridge in Bloom (fund)	1
Expand Leisure Centre	1
Parking places competitive	1
Improve WA Hall	1

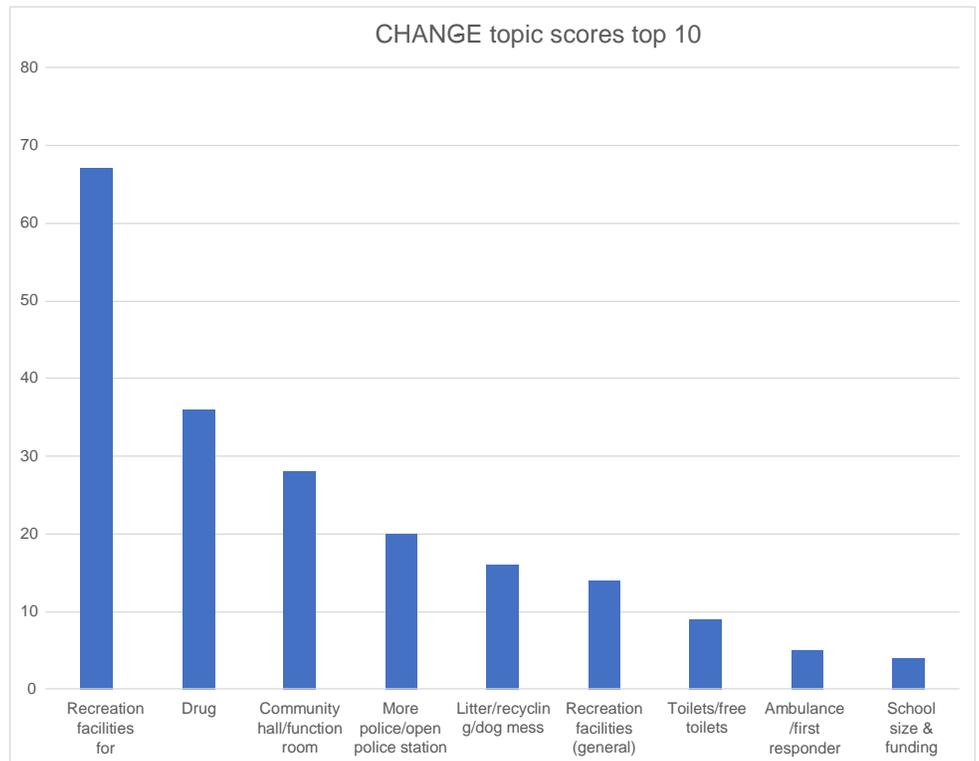


Fig. 4 OTHER

Topic	Number
Drugs/drink/antisocial behaviour	98
Young people resources	40
More emergency services/ policing/crime prevention	35
Sustainability/environment	26
Minor injuries unit/hospital/health care	21
Over-crowded schools/school funding	13
Performance venue/community hall/hub	12
Old versus young hostility	11
Dog issues	7
Poverty/family support	7
Business/employment	5
Toilets	5
Disabled/SEN facilities/mental health	5
Inadequate housing	4
Over-populated	3
Parks, outdoor eating, cycling, walking and play space	3
Preference/support for local residents	2
Help for families	2
Sports facilities inc. water sports	2
Shop range	1
Entertainment/nightlife	1
Closure of nursing homes/care for elderly	1
Kingsbridge Information Centre	1
Better-stocked library	1
Prevent closures, e.g. library, community garden	1
WA primary school to be under KCC umbrella	1

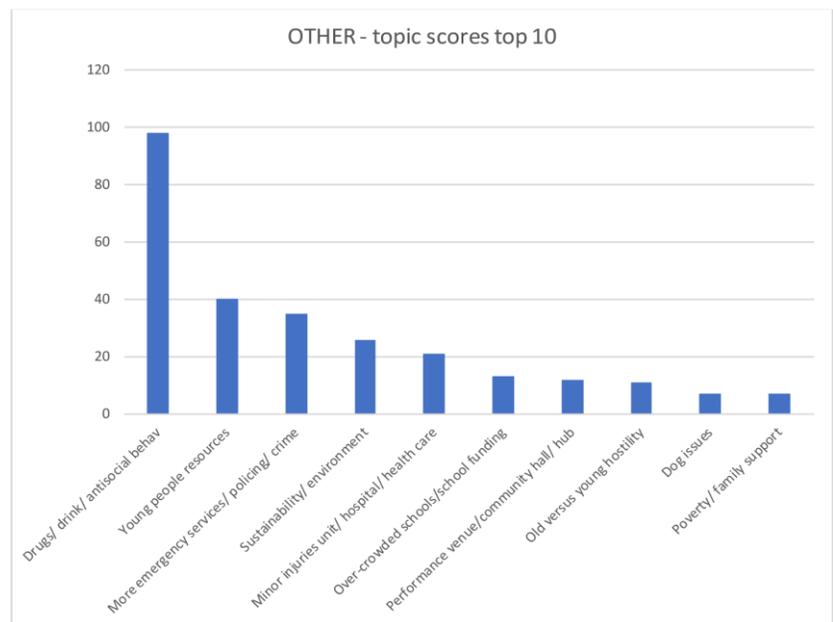


Fig. 5 IDEAS

Topic	Number
Town hall/community centre/theatre	81
Drug management	22
Outdoor sports areas	20
Teen activities/areas	19
Police presence	16
Play/recreation areas & activities	14
Local community events	14
Litter & waste management	13
Making the town a more desirable place to live in	9
Elderly care/ambulance	7
Entertainment, festivals & street music	6
Garden/planting space	6
Support for youth church & Spiritualized	2
Skate park	2
Community spirit/local involvement	2
Local schools benefiting	1
Athletics club	1
Focus group for youth & younger generation in plan	1
Council services	1
Sport funding & clubs	1
Public transport	1
Protect village life	1

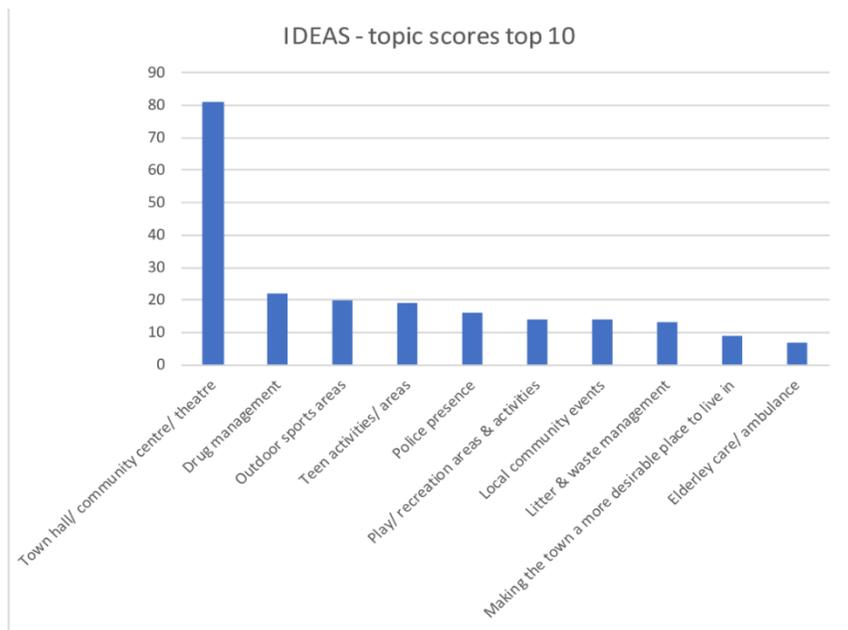
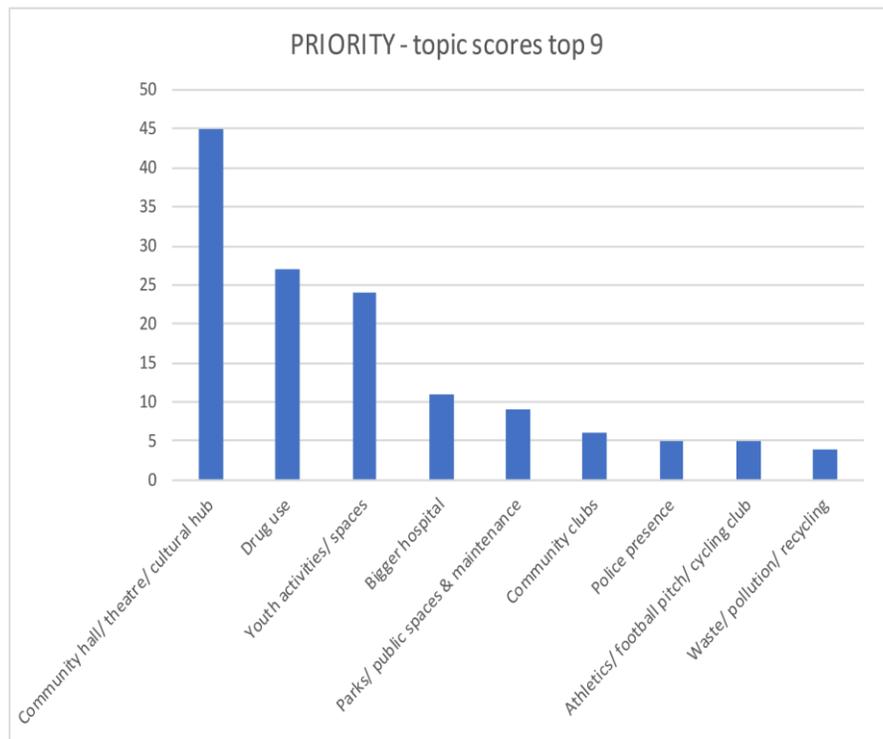


Fig. 6 PRIORITY

Topic	Number
Community hall/theatre/cultural hub	45
Drug use	27
Youth activities/spaces	24
Bigger hospital	11
Parks/public spaces & maintenance	9
Community clubs	6
Police presence	5
Athletics/football pitch/cycling club	5
Waste/pollution/ recycling	4
Ambulance	3
Community leisure facility	3
Disabled/learning difficulties	3
Young family support inc. Churchstow	3
Mental illness/loneliness support	3
Maintain peace	3
Community spirit	2
Skate park	2
Car parking/access	2
Nature reserve	2
Kingsbridge garden	1
Nursing home	1
Maintain Fore Street	1
Cycle trail	1
Rehab hostel	1
Business diversity	1
Basketball Court West Alvington	1
CCTV	1
More social venues	1
Outside food areas	1



HOUSING AND HOMES

Key messages from questionnaire

There is a substantial desire for greater provision of truly affordable dwellings for local income earners in both the open market and the rental sectors.

There is some concern that the majority of new builds in Kingsbridge are or will become predominantly second homes / holiday rentals.

Local taxes to be paid in full by 2nd home owners.

There is a call for no more building on the AONB or Greenfield sites.

Meeting held with local estate agent. Jean Goodman 11/04/19

Rent and mortgage about the same £600 pm minimum for a flat and £750 pm for 2/3 bed with parking and garden.

Whilst a couple may be able to afford to buy, if renting it's difficult to save for a deposit and the on cost of buying.

New housing estates offering the Affordable homes at circa £300k are generally out of the reaching local wages. £249k would be more realistic.

Moving forward

Due to the scarcity of available land in and around Kingsbridge for development, ideas needed on how to bring forward brownfield sites e.g. Lower Union road area for development of low cost dwellings especially flats.

To investigate the possibility of providing access from Lower Union road on to the land /gardens off Western Back Way leading on to possible development.

Ways to bring about any new builds/redevelopments to have as mandatory solar panels on their roofs along with electric car charging points and rain collection butts, where possible.

The need for dedicated housing survey?

NATURAL ENVIRONMENT

Specific Objectives.

A) To maintain landscape features which people value.

Countryside

1. Views of countryside, including fields, woods, hedgerows, especially those visible from settlements, should not be marred by development. Some hilltops and steep hillsides are particularly attractive and appealing to the human eye and mind.
2. In the open countryside maintain characteristic Devon features such as hedgerows, Devon banks, sunken lanes, copses, uncultivated riparian (interface between land and water) strips.
3. Climate change mitigation could be assisted by encouragement of no-plough cultivation, since ploughing, for instance, exposes bare soil, and releases carbon dioxide whereas direct drill techniques retain greenhouse gases in soils.
4. We don't know exactly what we have at the moment and so we recommend that we should identify and map/quantify what we would consider to be the important features or views in our NP area. Possibly involve KCC classes (photography /environment) in the mapping process.
5. We would also recommend that a wild life survey be carried out for the inland areas to compliment the regular Estuary surveys.

Estuary and Foreshore.

1. There was strong resistance to any further development which will mar the open aspect of the estuary margins or more distant views of the estuary.
2. Protect the wildlife of the estuary from pollution or disturbance. For example anglers should be banned from the Saltstone to avoid damage to its unique community of marine life. Damaging activities on the foreshore, such as excessive bait digging or seaweed harvesting, should be controlled.
3. Water quality to be improved by upgrading sewage treatment (South West Water) and by effective regulation of septic tank or surface water discharges and endeavour to eliminate any toxic run off from adjacent farm land into to the estuary (Environment Agency).
4. Include the regular estuary wildlife survey statistics in our evidence base.
5. We must check that we are consistent with the Salcombe NP and its estuary environment policies and aspirations.

Area of outstanding natural beauty.

Maintain features for which the area was designated through strict adherence to planning restrictions. Consider including new areas, of high landscape value, into the AONB.

1. The South Devon AONB produced, Planning Guidance Document, should be used as the basis for our planning policies.
2. South Hams DC must take a stronger line on enforcement against unconsented building.

Green Spaces.

1. Provide strong protection, now and for the future, by registering (if they are not already) as Green Spaces, the following areas in Kingsbridge:
Duncombe Park
Recreation Ground
Council land behind Jades below Rack Park

Land off Wallingford Road, behind the Old Cornwall Farmers unit, again Council owned.

2. Seek agreement from Bowringsleigh Estate to recognise the de facto public usage of West Alvington Woods and accept its designation as a Local Nature Reserve. (Seek agreement and engagement by West Alvington residents & Parish Council).
3. Preserve green wedges or corridors linking Kingsbridge to open countryside. Development to be excluded from these.
4. The legislative requirement for green spaces within, and the minimum standards for environment around any development should be properly enforced.

B) Gaps in the Responses.

There were no specific suggestions for Climate Change mitigation into the South Hams DC planning role.

Suggestions include the following:

- 1) Encouragement, incentives and advice given to all new build developers to help them incorporate sustainable building techniques and materials so the buildings maximise energy efficiency and minimise carbon emissions.
- 2) Similarly, aim to minimise climate change emissions in transport during the building work.
- 3) Encourage and advise on the installation of wildlife friendly bird nesting boxes and bat roosting boxes during the building work.
- 4) All hard standing, including car parks, to be constructed with porous surfaces and to conform to sustainable urban drainage (SUDs) principles.
- 5) The philosophy of "Dark Skies" should be followed limiting the growth of light pollution in our NP area.
- 6) Preserve the corridors between the town and WA / CS parishes

Heritage buildings or sites.

Development which would have a negative impact on the historic value of heritage buildings or sites must not be permitted.

We recommend a survey quantifying our stock of heritage buildings and sites, if no information available from SHDC.

NATURAL ENVIRONMENT - Analysis of Numbers

I LOVE							
PAGE	NATL ENV	LANDSCAPE AONB	ESTUARY	BEACHES COASTLINE	WALKS		
1	41	19	13	8	3		
2	66	39	3	29	8		
3	48	30	6	16	3		
4	47	36	8	18	6		
5	39	27	7	17	9		
6	33	26	4	11	2		
7	43	30	10	26	7		
8	35	30	10	17	5		
9	31	18	15	9	5		
	383	255	76	151	48		
	100%	67%	20%	39%	13%		
	65%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
GOOD							
PAGE	NATL ENV	LANDSCAPE AONB	ESTUARY	BEACHES COASTLINE	WALKS		
10	43	24	3	18	3		
11	30	19	6	13	5		
12	35	22	6	14	8		
13	3	1	1	1			
	111	66	16	46	16		
	100%	59%	14%	41%	14%		
	19%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
CHANGE							
PAGE	NATL ENV	LIMIT DEVELOPMENT	LIMIT POLLUTION	GREEN ENERGY			
13	11	7	4				
	100%	64%	36%				
	2%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
OTHER							
PAGE	NATL ENV	LIMIT DEVELOPMENT	LIMIT POLLUTION	GREEN ENERGY	CLIMATE CHANGE	CONSERVATION	WILDLIFE
13	11	7	4				
14	20	11	7		6	1	2
	31	18	11		6	1	2
	100%	58%	35%		19%	3%	6%
	5%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
IDEAS							
PAGE	NATL ENV	LIMIT DEVELOPMENT	LIMIT POLLUTION	GREEN ENERGY	TREES	GREEN AREAS	WILDLIFE
14	4				2	2	
15	14	2	2	2	1	7	1
	18	2	2	2	3	9	1

	100%	11%	11%	11%	17%	50%	6%
	3%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
PRIORITY							
PAGE	NATL ENV	LIMIT DEVELOPMENT	LIMIT POLLUTION	COASTAL WALKS	GREEN AREAS	FOOTPATHS	WILDLIFE
15	16	6	8	1	3	1	
16	15	6	3	0	7	1	2
	31	12	11	1	10	2	2
	100%	39%	35%	3%	32%	6%	6%
	5%	OF TOTAL RESPONSES RELEVANT TO NATURAL ENVIRONMENT					
TOTAL	585						
THE NATURAL ENVIRONMENT IN ALL ITS FORMS IS THE GREAT ATTRACTION OF KINGSBRIDGE							
THIS IS REFLECTED IN RESPONSES TO WHAT PEOPLE LOVE ABOUT KINGSBRIDGE AND WHATS GOOD ABOUT LIVING IN AND VISITING KINGSBRIDGE							
THE NATURAL ENVIRONMENT IS FOR OBVIOUS REASONS LESS RELEVANT TO PEOPLE WORKING OR RUNNING A BUSINESS IN KINGSBRIDGE							
THE FLIP SIDE OF LOVING THE NATURAL ENVIRONMENT IS A DESIRE TO MAINTAIN IT AS REFLECTED IN THE RESPONSES ON CHANGES							
OTHER ISSUES NOW AND IN THE FUTURE, IDEAS, AND PRIORITIES - PRINCIPALLY INVOLVING LIMITS ON DEVELOPMENT AND PRESERVATION OF THE AONB AND PROTECTION OF GREEN SPACES							
BUT, THERE WAS ALSO GENERAL CONCERN EXPRESSED ABOUT LEVELS OF POLLUTION AND THE EFFECTS OF CLIMATE CHANGE							

TRANSPORT

The community survey results were reviewed, findings and conclusions are:

A - Policy Statements / New Developments:

- New developments should keep pedestrians and cyclists separate from vehicles wherever possible and include walk and cycle routes to town/parish centres.
- Promote support for off road cycle/footpaths ie Primrose Trail. Extending the Salcombe-Malborough path to West Alvington (to connect to Kingsbridge). Establish a new route between Churchstow and Kingsbridge linking the village to the Industrial Estate, then to the existing footpath from Redford Cross to Hurrell Road.
- Establish safe walk/cycle routes linking Kingsbridge with other villages, the coast, established Devon cycle routes and other tourist destinations. These do not have to follow the existing road system, firstly try to follow the contours to make them usable by all.
- Make Kingsbridge a better tourist hub to access all points east, west, north and south to the SW Coast path. "Raise the town profile from 2 Star to 5 Star".

Extra parking required:

- Kingsbridge: To reflect tourism demand at peak times.
- Kingsbridge: For those living in housing without parking ie Fore and Church Streets.
- Provision to promote more car sharing. Car pool/Car rental for less frequent users.
- Make provision for electric vehicle and cycle charging at central points, ie Kingsbridge Quay area.

Churchstow

- New developments must take better account of parking needs. Create a new car park for residents, to discourage pavement parking in Scotts Close and Glebeland. The land between Reeves Way and Pump Lane was allocated for this and amenity purpose, review Section 106 funding availability.

Items B to D are not plan matters but were seen as related issues requiring action plans by Kingsbridge and the two parishes:

B - Road safety, traffic flow and parking:

- Risk to pedestrians in both West Alvington and Churchstow because of vehicles speeding on the main roads, Churchstow is particularly poorly served with access to walking routes that do not involve crossing the main road.
- Solutions: Pedestrian crossing points needed in Churchstow (To cross the main A370 road North to South, and Pump Lane) and West Alvington.
- Review those in Kingsbridge, especially Cookworthy Road and the lack of between:
- Northville Park and Stentiford Hill, Kingsbridge. (ref WS194)

- From Bus Stop (Kingsbridge bound A379) across to South Hams Hospital.
- Seek assistance from DCC to achieve traffic calming measures such as physical restraints (lane narrowing /direction priority etc). Particularly to discourage Pump Lane in Churchstow being used as a rat run between the Church House Inn and B3197 (Salcombe) road.
- Address the concerns for safer pedestrian access from Kingsbridge to Bowcombe (New Bridge) ie virtual footpath. Seek an improvement for this, maybe similar to that in West Charleton. *A suggested boardwalk along the estuary was deemed unsustainable.*
- Kingsbridge Primary School – The school run – pick up and drop off issues causing congestion in Belle Cross Road and adjacent roads.

Info West Alvington – No major problem perceived with parking. Recognition that main road parking through the village calms the traffic.

C - Public Transport

- More support required for village routes.
- Better coordination of bus/rail travel for connecting journeys.
- Teenagers/young people identified difficulty in travel around the area which limits their opportunities (especially those who live in the villages). At 16 they have to pay full fare. Establish how to improve this via more community transport / bus services operating at all demand times, seek subsidies/grants.

D - Other:

- Inappropriate size of delivery vehicles/too many delivery vehicles.
- Transport measures needed to reduce and regulate personal vehicle use, e.g. for school runs, to reduce both climate change emissions and local damage to childrens' health. WS/270
- Better parking rates/passes for local people, businesses and those who work in Kingsbridge with improved publicity.

COMBINED FOCUS GROUPS (July 2019)

Built environment, Business and Housing

Possible Development sites for housing

- Rogers field opposite the hospital (NP7).
- Butts Farm, cricket ground, Vicarage Lane, West Alvington.
- TTV12 (ex K1) 111 dwellings in JLP – could consider smaller homes to increase the number. Norton Lane ransom strip restricts access (NP1).
- Land behind KCC 6th form centre - old tennis courts. Martina in contact with Carol Horton. Consider relocating the car park and free up existing car park for housing.
- Land behind St. Edmunds Church should it be decommissioned as a church.
- Avon Centre (ex Patch and Acre site). Land probably better utilised by housing than commercial due to heavy transport. Robin in contact with the owner. Possible land cost of £1.1m for 28 2 bed houses on the bottom of the site. Potential room for more spreading north (ATC hut, 16 garages and some Council land). Potential flood zone. (NP6)
- Lower Union Road regeneration project. Include accommodation above any new commercial units. Create an access to the land between the commercial site and back of Fore St. shops. Land in multiple ownerships. Western backway historic issues.
- Ex funeral directors premises and land behind owned by Coast.
- Moving Emery oils, Palladium and Jewsons out of town. Heavy vehicles blocking roads. Churchstow Business Park full.
- Post Office Sorting Office and land behind.
- Better utilisation of telephone exchange building at top of Fore St.
- Ex Selworthy vets site - smooth out the settlement boundary with Culver Close development already eating into this area (NP10).
- Ribbon development on south side of Belle Cross road. Access an issue due to school and narrow roadway.
- Park and ride for Belle Hill site to reduce traffic down Church St. (NP8).
- Land north of Tesco. Bridge culvert to utilise potential land at bottom of community garden. Flood prevention scheme issues.
- Decommissioned play area on Trebble Park - St Edmunds Walk / Homelands.
- Turn workhouse into dwellings.
- 17 dwellings SHDC plan to build on elevated Ropewalk site. High cost of land preparation. If no Homes England grant then unlikely to be any affordable homes here (NP2A).
- Dennings, Wallingford road. Outline planning permission for 14 dwellings.
- JLP states 28 dwellings on the old Resource Centre site on Ropewalk (NP2B) but has disappeared in favour of a 4 storey, 82 bed Premier Inn hotel, with restaurant, consuming practically all of SHDC perceived under used Cattle market car park for hotel parking. Whilst most residents are in favour of a hotel for Kingsbridge (perhaps better sited out of town on the Plymouth Road), the financial implications of this project would appear risky (a not at any price strategy). 4 storey apartment block in the same area could potentially provide a better return on investment given SHDC only paid £480K for the land. Premier Inn have a published mission statement to strip income from local businesses.
- Cattle Market possibly has a covenant to only be used as a car park but could potentially have another level for parking.

Note that if all the number of dwellings highlighted in the JLP are developed at 30% 'affordable' rate there will still be a shortfall of 40 dwellings against the 112 social housing applicants on the waiting list for housing. 66 of these are looking for 1 bed properties.

Bottom line: **NO WHERE FOR KEY WORKERS TO LIVE TO SUPPORT ANY EXPANSION OF THE TOWN.**

Housing style

There is no specific town style so could go for something bold and innovative using modern modular approach. Idea of a pastiche South Hams style house may be suitable for the villages but not in the town. Need to build what the residents actually want to resolve the housing crisis for those on low wages but actually provide the work force for the town.

Consider getting builder prototyping on future builds.

Get building trade on side.

Settlement Boundaries

Maintain a separation between the 3 parishes.

Green area between Kingsbridge and W Alvington. Stop Kingsbridge spreading west.

Better form of access to Churchstow and footpaths in the village - Sustrans Cycle track network

No need for further development in Churchstow.

Heritage sites

St Edmunds Church - repurposed

Tressilyn

Funeral directors building?

Built environment

Resist any housing development on the Quayside.

Natural break between retail and residential at entrance to upper car park / Duncombe Road

Relocation of toilet block on head of the estuary - not to be replaced with an ugly pumping station building.

Make a wider road up Tumbly Hill to access a 2 storey car park on the Cattle Market.

Consider upper level on all town car parks to ease the parking situation.

Maintain southern slipway access to the water.

Business requirements

Move large business requiring heavy haulage out of town (Emery Oils, Jewsons, and Palladium).

Encourage smaller high tech business units, ideally with accommodation above, in Lower Union Road.

Pressure on planning system to facilitate home extensions for home workers.

Artisan workshops on the Quayside - Salcombe Ice Cream style cabins - seasonal and removable.

Water based hire activities near the slipway.

Repurposing of St Edmunds church for business.

Utilisation of first floor premises in Fore St. for different, but compatible with, existing uses, not necessarily accommodation.

Modern communication facilities.

Electric car/bike charging points.

Natural environment, Transport, Health & Wellbeing

These notes represent what was discussed at the workshop session but it was agreed in principle to adopt the recommendations from the three relevant focus groups.

GREEN SPACES

It was agreed that we would like to make the following spaces 'designated green spaces':

Duncombe Park (and Bowling Green

Recreation Ground (including Tennis Courts, Bowling Green and Football Pitch)

Britton's Field

Quay House Grounds

Rack Park - Amenity Space

Treble Park – Basket Ball

Kingsbridge Community College (all-weather pitch, junior rugby etc)

Primary School (one junior sports pitch)

High House (two adult rugby and one junior rugby pitches – privately owned)

Ebrington Street – Lawn Tennis Club (private)

Montagu Road playground

Homelands playground

Church Street – Old Cattle Market

Community Garden

Bowcombe Creek

Cricket Field in West Alvington

Netball Court in West Alvington (query over who owns this?)

West Alvington Playground (where is this?)

There was some uncertainty over whether anything could be done about those spaces in private ownership.

It was unclear if Belle Hill and Wallingford green spaces would be better utilised for another function?

There was overall agreement that the skate park should be moved and that green spaces on the embankment / quayside should be increased.

There was also a suggestion that Tacket Wood Quarry would make a perfect nature reserve, open to the public.

There was confusion as to whether as an ancient woodland, West Alvington Woods would have more protection than a designated green space.

We also discussed the strip of land to the east of Cookworthy Road and whether this could be opened up to the public as a green space.

In Churchstow, they would like to create some green space, and communal areas as there are none currently.

We also spoke about protecting the only two orchards remaining in this area.

TRAVEL

Footpath to Churchstow, an extension to footpath number six

Cycle Routes to Salcombe and on the Primrose Trail starting from the quayside where we would hope to see an electric bicycle hub.

Very keen to see electric car charging points installed

The installation of a virtual footpath or reduced speed limit to Bowcombe was discussed. As was the speed of vehicles on Church Street but this wasn't generally thought of as achievable.

We have to bear in mind that by 2034 autonomous vehicles and electric buses may have reduced the need for car parking. We would like to see more bus routes, but understand that these need to be profitable so a suggestion was made for tourism buses (to the beach, open-top along Slapton line etc.). Also more drop-off and collection points for deliveries.

We agreed that any new developments should not result in a loss of parking and the introduction of multi-storey car parking was discussed. Any new parking created should adopt sustainable urban drainage principles.

ENVIRONMENT

It was agreed that space for more allotments should be found and introduced in West Alvington and Churchstow.

A document was produced with suggested green corridors – everyone believed this should be adopted.

We all agreed that emphasis should be put on the 'enhance' part of 'conserve and enhance the AONB'

We decided we would need to consult with the relevant parish councils about parish boundaries.

The group was very keen to look in the principles of an undeveloped coastline and particularly in to the trees along the foreshore and a long term plan to protect or replace these. Perhaps they are mentioned in the Salcombe Harbour's plans.

LEISURE

It was agreed to change the long term ambition for a "community hall" to a desire for a "large venue and performance space". WE felt that this could take the form of a cantilevered extension to the front of the leisure centre and that with this new function in mind, a business case was more likely to succeed.

Two other ambitions would be to ensure that access to the estuary was available to all including those with disabilities.

The other was for a "centre for sport and outdoor activity" as we felt this would bring visitors to the area and could provide Kingsbridge with its USP.