

Kingsbridge, West Alvington and Churchstow Neighbourhood Development Plan Consultation Statement



**Final Issue
November
2021**

Kingsbridge, West Alvington and Churchstow (KWAC) Neighbourhood Development Plan Consultation Statement

1. Introduction

1.1 This Consultation Statement has been prepared by Kingsbridge Town Council and , West Alvington and Churchstow Parish Councils to accompany the submission to the Local Planning Authority South Hams District Council of the Kingsbridge, West Alvington and Churchstow Neighbourhood Development Plan (The Neighbourhood Plan or Plan). The document has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012.Section 15(2). Part 5 of the regulations outlines what the statement should contain:-

- Details of the persons and bodies who were consulted about the Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Explain how these issues and concerns have been considered and where relevant addressed.

1.2 The statement is divided into consultation and community engagement building up to the preparation and issue of the pre-submission draft Plan (Regulation 14) and subsequently the consultation and statutory engagement during and after the pre-submission consultation in May, June and July 2021.

1.3 The idea to prepare a Neighbourhood Plan for KWAC was first put forward in 2017, in December a presentation on the process was given to Kingsbridge Town Council and interested individuals by Devon Communities Together . In early 2018 with support from the community a steering group was formed and the parishes of West Alvington and Churchstow included and a series of engagement events were planned to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 20 local residents participating in meetings, steering groups , focus or theme groups and internet based discussions. Since 2019 a consultant was employed to help finalise the plan and supplement this volunteer effort.

1.4 The engagement process set out to involve as many of the community as possible through a series of public and open meetings and events at key stages of the Plan's development. A variety of approaches were used to communicate the emerging ideas and plan; there were more formal events, drop ins, displays in vacant shops , and articles in the local press . The Plan website hosted by Kingsbridge Town Council with dedicated pages has been used throughout the development of the plan and the consultation process to publicise events and encourage feedback.

2. Consultation to prepare the Pre-Submission Draft of the KWAC Neighbourhood Plan

2.1 The themes and the objectives of the Plan have been taken from the views and wishes expressed by the community. The policies and proposals of the Plan have been developed with the Neighbourhood Plan Group and focus groups; they support and help deliver these themes and objectives. To help refine the policies further consultation has been carried out with landowners, officers of South Hams District Council, and the South Devon AONB Unit.

2.2. A summary of the responses to the initial survey to inform the Plan are included in Appendix C1. The first survey of the community was completed on 9 March 2019. The process gathered comments from Kingsbridge, West Alvington and Churchstow residents. The data collection methods included an on-line form on the Plan's website, leaflets were mailed or distributed by hand to the

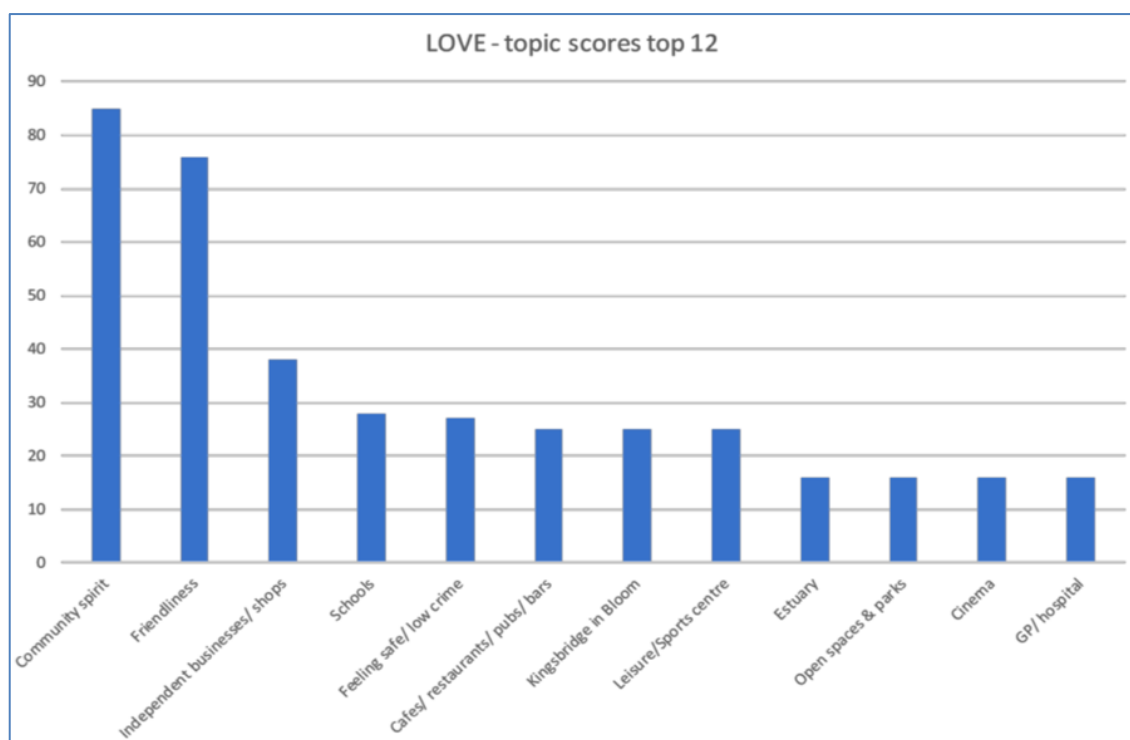
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majority of residential and business addresses in the town and villages. Members of the steering group engaged with local schools and clubs. All the questions were carefully worded to avoid leading questions on any particular topic or demographic. 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 do you want to raise?
- Any Good ideas?
- What is your Priority?

2.3 Each comment was analysed and recorded on a computer database categorised by the following most common themes with some comments falling into more than one theme:

- Natural Environment
- Housing and homes
- Business and Employment
- Built Environment
- Parking and transport
- Health and Wellbeing



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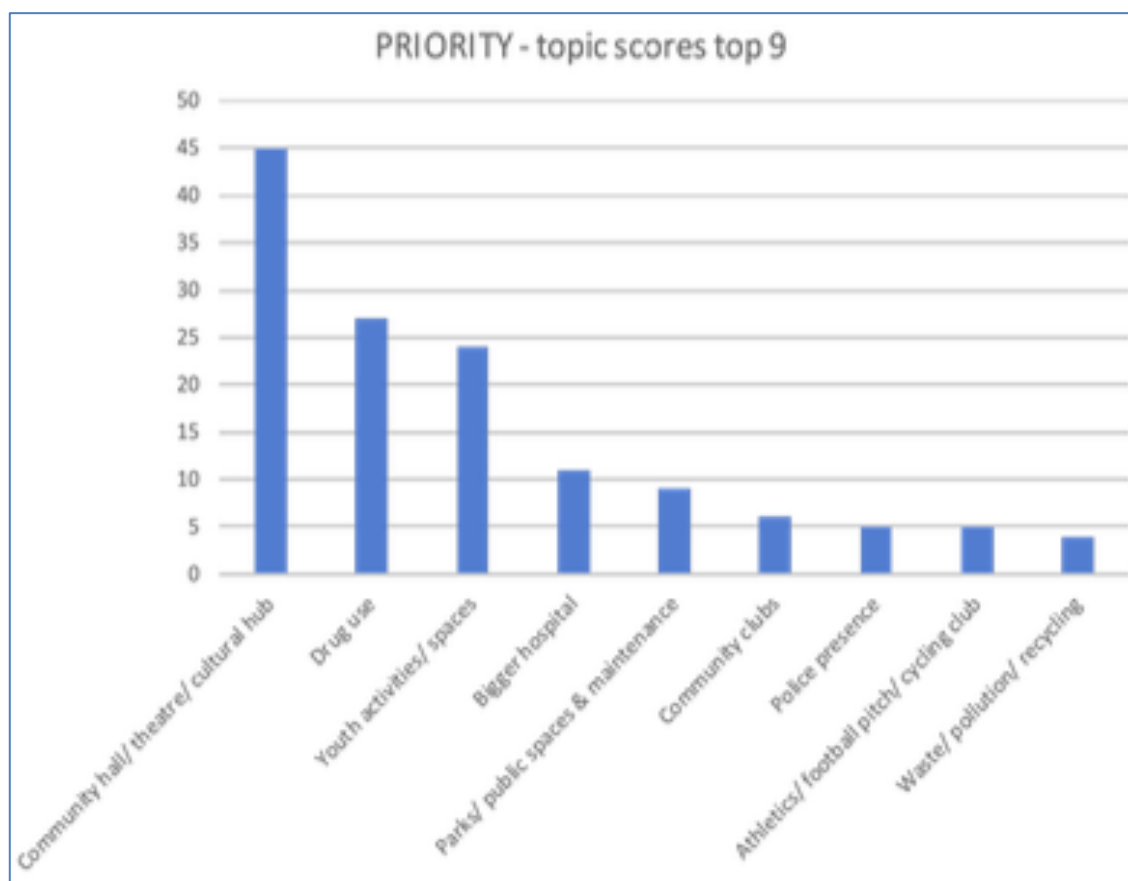


Figure 1 summary of community responses- What the community love about the plan area? and their priorities for change (March 2019)

2.4 Analysis of the comments under these themes formed the basis for setting up 6 Focus Groups to analyse the comments and propose the aims and objectives for the plan. Reports from these Focus Groups were consolidated and discussed by the Steering Group at a meeting in July 2019 which started drafting the outline plan.

2.5 The total number of responses to the first survey was 701; 566 from Kingsbridge, 56 from West Alvington and 79 from Churchstow. The age breakdown of respondents was:-

Age range	No.	%
Less than 16	19	3
16-24	89	13
25-44	145	21
45-64	179	25
65+	247	35
Not declared	22	3

2.6 Over 40% of the respondents were retired. Young people and those in employment were initially poorly represented. This resulted in further initiatives with local schools and engagement of local businesses. Following such initiatives a total of 5139 comments were received and categorised as:-

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Theme	No.	%
Housing	665	13
Built Environment	482	9
Health & Wellbeing	1619	31
Transport	801	16
Business & Economy	745	15
Natural Environment	827	16

2.7 The most popular issues covered were:-

Issues	No.
Car parking issues	423
Local community issues	384
General Housing issues	360
Affordable Housing	289
Young people	275
Community issues	238
Fore Street/ high street	232
Drugs & substance abuse	156
Second homes	142
Community hall/ venue	134
Rent (business and housing)	124

2.8 The various focus groups analysed the issues raised and detailed responses, further research was instigated, and extra engagement held with the community or appropriate interest groups. In summary the key areas and messages covered:

Theme	Area and topic	Message
Built Environment	General points	<ul style="list-style-type: none"> • Potential development sites • Promote a local housing style • Settlement boundaries and avoid coalescence • Promote brownfield sites
	Fore Street	<ul style="list-style-type: none"> • High regard for this main shopping thoroughfare and the independent businesses that underpin it. • Frustration with the empty units and upper floors. • Need to protect and respect this historic core of the town, including the Conservation Area and Listed Buildings. • The retail offer to reflect the area demographics • Parking facilities to reflect the demand generated by residents, workers, and visitors.
	Quayside/town square	<ul style="list-style-type: none"> • Quayside has a key role to play in flood risk management and unsuitable for intensive development.

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		<ul style="list-style-type: none"> • The continued importance as a principal car park for the town , albeit with some additional green spaces/planting, and some seasonal “pop-up” food and retail outlets. • Younger respondents unfavourably commented on the location and state of the skateboard park. • The poor location of the public WCs • The Quayside and Embankment opposite represent the “Jewel in the Crown” of the head of the estuary. • Objection to the proposed siting of a hotel adjacent to the Cattle Market car park.
	Lower Union Road	<ul style="list-style-type: none"> • A key brownfield site with potential for redevelopment and opening up adjacent land. • Contamination from past land uses, and fragmented land ownership possible negative factors. • Car Park capable of further development with addition of an upper deck.
	West Alvington and Churchstow	<ul style="list-style-type: none"> • Desire to maintain a clear physical separation from Kingsbridge, whilst contributing to the success of Kingsbridge as their business and recreation hub.
	Heritage Buildings	<ul style="list-style-type: none"> • Control development with a negative impact on them • Survey of heritage assets
Business, Employment and Economy		<ul style="list-style-type: none"> • Support for a wide range of independent shops and with the farmer’s market. • Pop-up shops and improving the appearance of Fore Street. • Move larger businesses out of town and use the space vacated for employment units and housing. • Employment key to improving the area long term (including keeping 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. • A link with a training provider / university. • Tourism necessary for the town’s economy. • More leisure activities (specifically marine)
Health, Wellbeing and Leisure	Kingsbridge	<ul style="list-style-type: none"> • Community spirit, friendliness, feeling safe, community groups. • Diversity of Independent businesses, shops, food and drink. • The Estuary, Kingsbridge in Bloom, scenery, high quality natural environment. • Cinema and Leisure Centre highly valued. • Drugs, drinking, and anti-social behaviour. • More facilities for old and young people.
	Community Hall	<ul style="list-style-type: none"> • Revive and update the existing plans and concept. Consider alternative sites.

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	Young people	<ul style="list-style-type: none"> • Better skate park • More facilities
	Outside leisure facilities	<ul style="list-style-type: none"> • More facilities • Improved open space • Primrose Trail
	Older people	<ul style="list-style-type: none"> • Address isolation/ loneliness
	Churchstow	<ul style="list-style-type: none"> • Village green • Play area • Community facilities • Walking routes/ connections
	West Alvington	<ul style="list-style-type: none"> • Expand footpath network • Safeguard existing walking areas • Improve village hall • Put netball court into new use • Improve cricket pitch
	Healthcare	<ul style="list-style-type: none"> • Improved provision • Safeguard existing facilities
Housing and Homes		<ul style="list-style-type: none"> • Greater provision of truly affordable low cost homes including flats. • Fear of new builds turning into second homes/ holiday rentals • No more building in the AONB and countryside • Bring forward brownfield sites • Mandatory renewable and low energy features • Need for an up to date survey
Natural Environment	Countryside	<ul style="list-style-type: none"> • Important views to the countryside • Maintain locally distinctive features • Mitigate against climate change • Need for wildlife survey • Dark skies/light pollution • Settlement boundaries
	Estuary and foreshore	<ul style="list-style-type: none"> • Avoid development impacting on the estuary • Survey and protect wildlife • Improve water quality • Coordinate with Salcombe NDP
	AONB	<ul style="list-style-type: none"> • Expand the AONB • Respect existing planning guidance • Encourage LPA to enforce unconsent development in the AONB
	Green Spaces	<ul style="list-style-type: none"> • Designate Local Green Spaces • Engage major landowners on access through woods and countryside • Safeguard green corridors
	Climate change	<ul style="list-style-type: none"> • Sustainable building supported • Sustainable transport • Sustainable drainage
Transport		<ul style="list-style-type: none"> • Pedestrian and cycle friendly • Off road routes for cycles and walkers • Better sustainable tourist hub

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- Extra parking
- Charging points for electric cars
- New community car park in Churchstow
- Road safety and traffic flow
- Expand public transport
- Control delivery vehicles

2.9 A plenary discussion was held with steering and focus group members in July 2019. The material developed after this meeting and others with focus groups and the Parish councils included; a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) based on the survey responses and a set of draft Themes, Aims and Objectives. All the feedback from the event was used to inform the draft plan.

2.10 The following timeline summarises the engagement process, the events and decision points:-

Date	Activity
December 2017	NP briefing by Devon Communities Together to the Town Council
January 2018	Initial meeting at Quay house and Neighbourhood Plan Group (NPG) formed
February 2018	First Steering Group Meeting and workshop on the issues and priorities
March 2018	Agreement to include Churchstow and West Alvington in the plan.
March 2018	Website created
September 2018	Preliminary survey of community issues issued
Nov. 2018	Neighbourhood Plan area designated
Feb/Mar 2019	Publicity including posters, flyers distributed around all parishes. Community questionnaire sent to all households
Feb 2019	Banner erected over Fore Street and around the town promoting engagement on the plan surveys
February 2019	Public meeting held at West Alvington Parish Hall
March 2019	Community consultation reported
February 2019	Local community invited to join Focus Groups to address key themes
March to June 2019	Focus groups working engaging the community on the issues, developing objectives and policy areas
July 2019	Focus Group plenary meeting to give feedback on findings
August 2019	Draft Vision prepared
October 2019	Draft outline for plan, themes and policy areas produced and issued for informal comment to SHDC and the community.
Oct 2019 to Jan 20	Mini exhibitions in Fore Street shop windows of draft issues, themes and opportunities.
September 2020	First draft of the plan produced and issued to the community and posted on the website.
October 2020	Socio-Economic Survey commissioned and reported to the Steering Group
Jan to April 2021	Engagement of landowners affected by the Plan
May to July 2021	Regulation 14 Pre-submission consultation

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Figure 2 Community engagement timeline up to the Pre-Submission Draft.

3 Consultation period for the Pre Submission Draft of the Neighbourhood Plan

3.1 The consultation period opened on 20th May 2021 and ran for a period of 8 full weeks closing on 19th July 2021. The consultation included a range of activities summarised in the table below.

Date	Activity
20th May to 19th July 2021	Draft plan issued by the Kingsbridge Town Council on behalf of the three councils for 8 weeks (minimum 6 weeks) public consultation Letters promoting the plan were emailed to land owners , local groups and a list of statutory consultees provided by South Hams District Council were emailed included in the Appendix(C9). Letters were hand delivered to all residents in West Alvington and Churchstow. Banners and posters and considerable coverage in the local press and social media were used to promote the consultation to all plan area residents , particularly those in Kingsbridge Hard copies of the draft plan were available for viewing during the period at accessible venues including Kingsbridge Library, West Alvington Village Hall , Churchstow Church Hall and the offices of Kingsbridge Town Council at Quay House. Documents and supporting evidence was available for viewing online at https://kingsbridge.gov.uk/neighbourhood-plan/
June and July 2021	Four drop in sessions were held online using Zoom and at a stall in the Kingsbridge Farmer’s market manned by Steering Group members to receive and respond to queries and comments .
August 2021	Steering Group reviewed comments and considered action to be taken
August 2021	Edits and revisions made to the Plan and subject to review by the Steering Group
September 2021	Proposed submission of the Neighbourhood Plan and supporting evidence recommended for adoption by the Town and Parish Councils
December 2021	Plan submitted to South Hams District Council with Basic Conditions Statement, Map of the Area and Statement of Consultation.

Figure 3 Community engagement timeline after the issue of the Pre-Submission Draft.

Date	Venue	Time	Details
Saturday 19th June 2021	Kingsbridge Farmer’s Market	9.00AM to 1.00PM	Display material, copies of the plan and response forms available
Wednesday 23rd June 2021	Zoom online event	6.00PM to 9.00PM	To join Zoom meeting please click; https://us02web.zoom.us/j/88401401494
Saturday 3rd July 2021	Kingsbridge Farmer’s Market	Kingsbridge Farmer’s Market	Look out for the red banner
Wednesday 7th July 2021	Zoom online event	6.00PM to 9.00PM	To join Zoom Meeting please click; https://us02web.zoom.us/j/84413094726

Figure 4 summary of drop in sessions over the Consultation Period

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4. People and bodies consulted in the preparation of the Plan

4.1 Statutory consultees and landowners were written to either by post or email. A copy of the letter sent to each body is included in Appendix C9.

4.2 A list of bodies consulted is included in Appendix C10 to this report, it covers:

- The statutory Consultation bodies;
- Other local groups and organisations;
- Land owners affected by the Plan.

4.3 Landowners of the proposed Local Green Spaces and Non Designated Local Heritage Assets were also notified of the proposal to designate their land.

4.4 Four drop in events were held over the consultation period two at Kingsbridge Farmer's Market and two online using Zoom.

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5. Feedback and responses received for the Pre-Submission Draft

5.1 Responses to the draft plan were requested in writing either online using the website or by post to the Town Council. In addition at the drop in events those visiting were encouraged to complete the response forms.

5.2 A summary of the issues and concerns raised by the draft plan are included below:-

Themes	Policies	Key issues and concerns raised	How the issues have been addressed
1.Natural environment	KWAC Env 1 Settlement Boundaries and avoidance of coalescence	Text and boundaries queried for Kingsbridge and West Alvington and justification requested for the Churchstow boundary	Text and Kingsbridge and West Alvington boundaries revised, and justification provided for Churchstow
	KWAC Env 2 Local Green Spaces	Some designations KLGs 2, 6,8) and text queried by SHDC	Designations justified to SHDC. Text revised, some justification added to Appendix A3, no designations removed.
	KWAC Env 3 Impact on the South Devon Area of Outstanding Natural Beauty, green corridors and green infrastructure	Text queried including by EA and Devon Wildlife Trust. Extent of green corridors suggested to be increased.	Text revised. Fig 18 revised
	KWAC Env 4 Locally Important Views	Number of views queried by SHDC. One additional view suggested	Number justified to SHDC additional view (KV23) added.
	KWAC Env 5 Prevention of light pollution	Additional text suggested	Text revised
	KWAC Env 6 Prevention of flooding	Additional text and references suggested by DCC and others	Text revised
	KWAC Env 7 Carbon reduction	Additional text suggested	Text revised
	KWAC Env 8 Encouraging Renewable Energy	Additional text suggested	Text revised
	KWAC Env 9 Allotments	Additional text suggested, new figure for West Alvington allotment and community garden added	Text revised figure (new 21) added
	KWAC Env 10 Promotion of tree planting	Additional text suggested	Text revised
2.Housing and homes	KWAC H1 Affordable Housing	Text queried by SHDC, and additional text suggested by others	Text revised
	KWAC H2 Market Housing	Additional text suggested	Text revised

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	KWAC H3 Rural Exception Sites outside the settlement boundaries	Text queried by SHDC	Text justified, no changes
	KWAC H4 Principal Residence	Minor text changes suggested	Text revised
3. Employment, Economy and Training	KWAC Em1 Additional Employment Land and safeguarding existing employment uses.	Text queried by SHDC	Title and text revised
	KWAC Em2 The regeneration and intensification of employment uses at Lower Union Road and Orchard Industrial Estate.	Policy queried by SHDC	Policy justified to SHDC, no changes to text made.
	KWAC Em3 support for the central shopping area of Kingsbridge	No comments	No changes
	KWAC Em4 Mixed Use employment including living over the shop and live work	No comments	No changes
	KWAC Em5 Promotion of Innovative tourism businesses	Additional text proposed	Text added
	KWAC Em6 Support for training links	No comments	No changes
4. The Built Environment	KWAC BE1 Brownfield first	Text queried by SHDC, EA and HE	Text added
	KWAC BE2 Kingsbridge Quayside and town square	Text queried by SHDC, HE and EA	Text added
	KWAC BE 3 Design Quality	Text queried by SHDC and others	Minor text changes
	KWAC BE4 Safeguarding Designated and Non Designated Heritage Assets within the Plan area and the Conservation Areas of Kingsbridge and West Alvington.	Text queried by SHDC	Text justified to SHDC no changes proposed
5.Sustainable Transport	KWAC T1 Sustainable Transport routes	Suggested text changes and additions made by DCC, Devon Access Forum SHDC and others	Text revised figure 29 removed.
	KWAC T2 Non-fossil fuel vehicle hub	Text queried by SHDC	Text justified to SHDC no changes made
	KWAC T3 Car Parking	Text queried by SHDC	Text justified to SHDC with some additional text to clarify criterion f)

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	KWAC T4 Traffic calming	Text queried by SHDC but not DCC	Text justified to SHDC, no changes made
	KWAC T5 The Primrose Trail	Although some support a higher number of significant objections raised	Policy deleted
	KWAC Inf 1 Broadband Infrastructure	Representations made including SHDC for a policy	Policy added
6. Health and wellbeing	KWAC HW 1 Community Facilities	Text queried by SHDC and others	Text justified to SHDC. Minor text changes made
	KWAC HW 2 Open Space	Text queried by SHDC	Text justified to SHDC no changes made
	KWAC HW3 A community centre for Kingsbridge	Text queried by HE and others	Supporting text added and minor change to policy text.

5.3 A more detailed record of all the formal responses to the Pre-Submission Draft Plan together with the Steering Group’s response is included in Appendix C12.

5.4 An annotated version of the Neighbourhood Plan document highlighting the differences between the Submission version and the Pre-Submission Draft is available for inspection.

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6. Evidence and Appendix Summary.

Consultation Statement Evidence	Appendix no.	Web link
Initial questionnaire analysis	C1	All appendices listed here can be found on the Neighbourhood Plan website and by clicking the following link; https://kingsbridge.gov.uk/neighbourhood-plan-reference-library/
Churchstow Questionnaire (similar ones produced for Kingsbridge and West Alvington)	C2	
Neighbourhood Plan Banners promoting early consultations and surveys	C3	
Kingsbridge shop window display	C4	
Press cuttings	C5	
Examples of Regulation 14 consultation	C6	
Posters for shop windows promoting the consultation	C7	
Regulation 14 consultation response form (available online and in hard copy)	C8	
Typical Letter of May 2019 inviting representations on the Pre-submission Draft (Regulation 14) consultation.	C9	
List of Consultees invited to respond to the Pre-Submission Consultation	C10	
Steering Group response to SHDC comments to Pre-Reg 14 Plan	C11	
Record of the comments and responses to the pre-submission Reg 14 consultation (excluding SHDC)	C12	
Record of the comments and responses by SHDC at Reg 14	C13	

PJS 30/7/21

Updated 30/9/21 and 7/10/21

Updated 29/11/21