

SALCOMBE

Neighbourhood Development Plan

Newsletter June 2015

Phase I of the Salcombe Neighbourhood Development Plan (NDP) has been completed. This phase has seen:

- the setting up of a Steering Group (SG) to manage the NDP process
- a period of training/induction for the SG members into how the NDP process is expected to work
- engagement with the public through an online and paper-based survey
- an open meeting held on 27 April giving initial feedback and inviting more comments.

This activity has provided a rich database of information on the issues that face the community of Salcombe and some suggestions about possible solutions to these, and to the challenges ahead.

You told us you had concerns about housing, parking, job opportunities and employment space, to name just a few.

This newsletter sets out what the next steps will be for the NDP initiative and how you can help as it progresses, but first: some results.

There were 570 responses to the survey (52% male, 48% female respondents). About one third of local business owners responded. Over half (56%) of the responses were from people

over the age of 55. 39% were from those over 25. Despite attempts to reach the younger audience, there were only 29 responses from those aged under 25. We are going to try even harder to reach out to this group during Phase II.

What did the survey find to celebrate?

An overwhelming majority said they loved Salcombe for its natural beauty, the estuary, the beaches, the friendly community and the town's 'character'.

Respondents liked that Salcombe is a safe environment and that, by and large, it is relatively "*unspoilt*".

What did the survey find to change?

Unsurprisingly, there were divergent views, ranging from "*nothing*" to "*turn the clock back 30 years*".

As an example, many respondents felt that Fore Street should be pedestrianised (at least during the high season) and Island Street made 'one-way'. A great number felt that the parking solutions in the town needed serious review.

The increase in the number of second homes was a recurring theme, although many respondents identified a positive impact to the local economy resulting

***The Salcombe Neighbourhood Plan is not in black and white yet!
Make sure you have your say***

from holiday lettings. The issue of waste disposal and re-cycling also came up in many responses.

What did the survey find to be the main concern to be addressed by the NDP?

Again, there were divergent views, but frequent mention was made of the affordability of local housing, particularly for younger people working in the area.

Mention was also made of the need to create more local employment opportunities.

Another recurring theme was the need to maintain the 'character' of Salcombe through stricter controls on planning, both of land development and of design.

What other concerns were raised, or suggestions made?

Other topics raised include stopping developers creating more open market housing that will become second homes, creation of a local town bus (to help to address the high season parking challenges), widening pavements on some roads, extending the 'season' or finding ways to boost the economy throughout the year, and promotion of the local marine industries. There were several disapproving references to large planning applications affecting Salcombe currently. Many people would like to see Whitestrand made into more of a focal public space.

So what can the NDP initiative do?

The NDP initiative provides for the community - all those who live here, work here and visit - the opportunity to spell out what we do or do not want to see happening to our town in the years to come. The Salcombe NDP cannot, as

some respondents suggest: *"ban holiday letting properties"*, *"reduce the existing number of second homes"*, *"demolish Batson Heights"*. It is not within the remit of the Salcombe NDP to *"turn the clock back 30 years"* nor to *"stop drunken jobs at 3am"*.

However, there is much that can be achieved, through all of us working together, thanks to the mechanism of the NDP process. To cite just a few of the aspirations expressed in the survey:

- We can try to *"dispel the unnecessary and ill-judged lack of harmony between some locals and some second home owners"*, and to *"create a balanced Plan that is inclusive so that the community is 'one', all benefitting from the joy that is Salcombe"*.
- We can try to *"ensure the future of Salcombe as a full-time and prosperous community"* and *"assist the younger generation to live and work here"*.

Can the NDP address ALL of the issues raised in the survey?

The short answer is 'No' because all NDPs are restricted to matters concerning development. However, we can help to address other concerns such as those that were voiced in the survey.

Many of the Neighbourhood Plans that have been adopted to date have successfully provided support for local 'projects' to be pursued by their Town, District or County Councils.

Thus the wide range of topics raised in the Salcombe survey might also generate such 'projects' for these authorities, and

**The full survey results
are available at
www.salcombeplan.org**

other local voluntary organizations such as the Chamber of Commerce.

So, although some of the concerns raised in the survey are beyond the statutory limits of the NDP, the intention is to give these concerns a place within the final Plan. If Salcombe's NDP is then passed by the community, there will be a compelling argument for these projects to be realised.

What happens next?

Phase II will involve the setting up of four Working Groups (see below) made up of local people and chaired by a member of the community who, for

coordination purposes, will also sit on the Steering Group. Most importantly, each Working Group needs true cross-community representation (gender, age, in employment, not in employment, local business representation, etc). So, more volunteers are required to play a part.

Each Working Group will be provided with the survey results for their particular topics and be asked to investigate in greater depth the issues raised in the survey. They will, through wider consultation (focus groups, additional surveys etc.), develop the ideas and policy statements for incorporation in the draft Plan.

WORKING GROUPS FOR PHASE II OF THE SALCOMBE NDP

- **Economy** *(as per Local Plan's Economy theme)*
 - employment strategy
 - business needs
 - diversification
 - flexibility and supporting change
- **Housing** *(as per the Local Plan's Housing and Heritage themes)*
 - need
 - affordability
 - housing mix and type
 - design standards
 - reuse of land and buildings
- **Infrastructure** *(as per Local Plan's Infrastructure and Wellbeing themes)*
 - communications
 - roads and transport
 - parking
 - utilities
 - education
 - health and social care
 - sport and recreation facilities
- **Town/Environment** *(as per the Local Plan's Environment, Resources and Communities themes)*
 - bio-diversity
 - designated and protected landscapes
 - waste and re-cycling
 - public safety
 - resources (renewable energy, climate change, zero carbon)

Note that while these four groups are broadly in line with the Local Plan, the exact scope of each are to be determined by the survey results, and may be amended according to the outcomes of any further consultation undertaken by the individual Working Groups.

What is the timetable?

Salcombe is now entering the busy summer season, so the Working Groups will be tasked with the realistic target of delivering draft contributions for the Plan towards the end of the year, together with evidence of wider consultation, technical and legal assessments.

These Working Groups may require support from external professionals, a provision for which is included in the Plan's budget.

Is more help needed?

Yes! At the Open Meeting held on 27 April, a number of people expressed their willingness to get more involved. However, if you missed the event and are inspired to shape the Salcombe of the future, email salcombendp@gmail.com or call 01548 842282. Without more volunteers, Phase II cannot even start!

YOUR TOWN NEEDS YOU!

- Sitting on cross-community Working Groups
- Participating in 'focus' groups (on individual ideas and topics)
- Assisting in other ways:
 - Secretarial support
 - Distribution of newsletters
 - Helping at future town 'events', etc

WHAT'S THE VISION FOR SALCOMBE?

Inspired by comments given in the survey, this is the first draft:

**A Salcombe where generations can prosper in both work and life,
within a friendly and inclusive community;
where development of land for employment or housing is achieved in harmony
with the town's character and the area's distinctive natural environment.**

If you are inspired to shape the Salcombe of the future
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Who's who on the steering group?



The Steering Group consists of at most twelve volunteers from the community, representing a wide range of experience and interests.

There are currently nine NDP Steering Group members (left to right above): James Spencer, Andy Barsby, Peter Lewis, Phil Goodhead, Alex Lammie,

Anne Rainbow, Simon Shortman and (representing Salcombe Town Council) Mike Fice - and (no photo) Geoff Foale.

We do need more people to come forward to help this small committed team. So please volunteer. And, if you want to know more about the NDP process, ask one of the Steering Group.