

Ringmore Neighbourhood Plan 2020-2038

Pre Reg 14 Consultation Statement and Appendices



Prepared by Ringmore Neighbourhood Plan Steering Group on behalf of Ringmore Parish Council

Date:- September 2020

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1 INTRODUCTION

- 1.1 This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Regulation 15(2) which requires that a consultation statement should:
- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - Explain how they were consulted;
 - Summarise the main issues and concerns raised by the persons consulted; and
 - Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 The purpose of this Consultation Statement is to provide detail of the consultation process, the issues and concerns that emerged at the various stages of the consultation process and how these matters have been shaped and been addressed when preparing the Neighbourhood Plan.

2 BACKGROUND

Ringmore Neighbourhood Plan:-

Following the introduction of neighbourhood planning under the Localism Act 2011 the question of whether the Ringmore Parish Council might want to prepare a neighbourhood plan for their area was considered but rejected because the effort required from such a small parish was thought to be too much for the people available.

Subsequently in April 2017 The Ringmore Residents Association offered to assist the council and the Parish Council decided to proceed with a neighbourhood plan at their meeting 16th May 2017. Richard Baker was asked to make the necessary arrangements and chair the steering group on behalf of the Parish Council.

Adverts for membership of the steering group were placed in the village Newsletter and the first meeting of the steering group took place on 5th June 2017 with five people attending, three parish councillors and the others were residents.

The following have served the community as part of the Steering Group during its deliberations:-

Cllr Jenny Williams	Tim Swainson
Cllr David Vincent	Mike Campbell
Cllr John Reynolds	David Milne Smith
Richard Baker (Chairman)	Rosemary Piercy
Mike Wynne-Powell	Nancy Singleton
Malcolm Findlay	Michael Tagent

Robbie Bristow (Secretary)

Initially a secretary was also appointed although latterly minutes have been taken by one of the committee in rotation.

Membership of the steering group has evolved throughout its deliberations with new members joining and previous members stepping down.

Terms of Reference for the steering group and the area to be considered were agreed by the Parish Council and sent to SHDC on 20th June 2017. Official designation was confirmed by SHDC on July 14th 2017.

Members of the steering group attended two training days held by Devon Communities Together at their Exeter offices. Five members attended the first meeting on 4th October 2017 which covered the basics of Neighbourhood Planning and the second meeting on 16th November 2018 was attended by four members and was titled "The Pitfalls of Policy Writing". This tutorial day was led by two Government Planning Inspectors and was helpful in guiding the team for the future draft plan.

3 CONSULTATION PROCESS

3.1 Throughout the process the Steering Group have reported their progress either by articles in the Ringmore Newsletter, the parish monthly newspaper, or via the parish council minutes which are also published in the Newsletter. The first published report was in the July 2017 edition. In addition the chairman of the steering group has attended parish council meetings since mid 2017 and given a report of progress and has been available to answer questions from the council.

3.2 First public consultation at Ringmore Garden Party event 28th August 2017

The Steering Group erected a small marquee with information boards. The purpose of the steering group presentation was to give information about the NP process and to get some initial feedback on topics that parishioners may feel important.

On the information boards was a map of the parish, the designated area and an introduction to Neighbourhood Planning, what it meant and public involvement. Also there were several titles on local issues on the boards. The public were asked to submit any comments they wished to make, using a post-it note which they stuck to the appropriate title on each board. There is a list of titles and responses in Appendix 1.

A member of the steering group was on hand to help or answer questions.

The event was considered to be successful with a good response from visitors to the garden party held in the grounds of “Barnford” the house centrally located next to the parish church.

In order to reach the residents of Challaborough, essentially a separate community from Ringmore Village, a member of the steering group visited each parishioner in that maltet and asked them the questions posed on the garden party notice board. These answers have been added to the garden party review. There were 80 individual responses at the Garden party and 40 from Challaborough.

3.3 First written consultation survey 1st October 2017

A written questionnaire survey was published in the October 2017 Newsletter and delivered to every household in the parish. Respondents were asked to put their anonymous replies into a sealed stamped addressed envelope which was provided and sent to the chair of the Parish Council or to put them into a sealed box provided at the following event on 15th October 2017. See Appendix 2.

3.4 Second public consultation at Ringmore Apple Pressing event 15th October 2017.

The format used in the garden party event was repeated at this subsequent event on 15th October 2017. Since the first event had occurred on August Bank Holiday it was felt that a second event should be held since many residents were away or with family at that time.

Preliminary Conclusion:-

The results of these three events, Garden Party, Written Survey and Apple Pressing were used to inform the steering group for the next consultation phase, that of the Main Parish Questionnaire which would form the main reference of local opinion and for writing the draft plan, recognising the wishes of the local population.

3.5 The Ringmore Neighbourhood Plan Questionnaire & Housing Needs Survey

The steering group decided to use professional help with devising the Parish Questionnaire and contracted with Devon Communities Together to produce both the Questionnaire and Housing Needs Survey (Appendix (iii)).

DCT were also contracted to process all the answers confidentially and only their report and findings would be forwarded to the steering group. Combining the general survey with the Housing Needs Survey allowed for one composite document to be distributed and posted direct to DCT where each part was independently analysed. The steering group did not see the individual answer sheets to any part of the questionnaire.

This process preserved the anonymity of the respondents, a requirement for the Housing Needs Survey, but also gave confidence to the parishioners.

A draft questionnaire was given to the steering group who approved it with some modifications to make it relevant to Ringmore and to reflect the earlier consultations. The Housing Needs Survey was accepted in the format offered by DCT and without modification.

The composite questionnaire was professionally printed and distributed by hand to every household (116) in the parish on or around the 16th April 2018 and had attached, a reply paid envelope to DCT. The closing date for replies was nominally 30th May 2018 but some tolerance was given to allow for the postal service.

53 households replied, representing 90 parishioners.

The Devon Communities Together Report (Appendix (iv)) combines their report on the general questionnaire (part 1) and the Housing Needs Survey (parts 2 & 3). A first draft was received on 15th September 2018. The final version of the Questionnaire and Housing Needs Survey was accepted by the steering group at its meeting 8th January 2019.

This report was published on the Ringmore Parish Council website.

Preliminary writing of the chapters for the draft neighbourhood plan commenced following the steering group meeting of the 23rd October 2018 based on the DCT report.

Policies and statements within the draft plan have been promoted by responses to the Parish Questionnaire and Housing Needs Survey.

3.6 Third Community Consultation at The Broch, Challaborough 1st August 2019

All permanent residents of Challaborough were invited to a meeting at The Broch, Challaborough on 1st August 2019.

This meeting was intended to compliment the Ringmore Fayre for Challaborough residents but due to holidays and timing was held beforehand.

The purpose of this meeting was to inform residents of progress with the neighbourhood plan to date, answer questions and receive any opinions that residents may wish to make at the meeting.

3.7 Fourth Community Consultation at Ringmore Fayre 26th August 2019

A small marquee and stand was erected in the Fayre field and was open to anyone who wished to visit. The notice boards displayed a range of topics from the draft neighbourhood plan, in particular a statement of the vision and a section on CLT. This latter display was intended to test what interest there was amongst the local population for such an initiative.

There was also a section where people could comment on or propose additions to the list of Heritage Assets included in the draft plan and this drew at least two requests for future inclusion.

Members of the steering group were available to answer questions and there was a significant amount of information and data available for discussion.

Attendance at this event was disappointing but it was clear that there was no appetite to get involved with a CLT program.

The conclusion drawn from this event was that most permanent residents were too involved in running the Fayre to have the time to give to this display and therefore it was resolved to hold a further event at a time when most residents could attend.

3.8 Fifth Community Consultation:- Open Forum for Public Access in WI Hall 16th November 2019

The steering group organised an open morning for residents and members of the public in the Ringmore WI Hall on Saturday 16th November 2019. This event had previously been advertised in the Ringmore Newsletter, Charterlands Chatter (a local internet blog) and on posters around the parish.

The purpose of this event was to give residents who had not previously been able to see the progress on the draft plan, the opportunity to ask questions of every steering group member.

A Saturday morning was chosen so that it did not interfere with the normal working week. Coffee and biscuits were served free of charge to make the event attractive as a parish social occasion.

Each member of the steering group manned a table and after a short introduction by the Chairman visitors were invited to view each section and ask questions. Every chapter of the draft report had a display of the intended policies on a separate table and steering group members were able to back this up with the detail of its purpose and its background. The event attracted 26 inquisitive visitors, some of whom were from neighbouring parishes. The visitors included residents, second home owners, farmers and land owners in the parish.

This event was considered a great success and well worth while as a method of conveying information and getting feedback.

3.9 Consultation with Businesses in the Parish

The main businesses in the parish are agriculture and tourism related.

The steering group created a template of questions to ask businesses in the parish. See Appendix ???

As early as November 2017 contact was made by email to the management of Parkdean Resorts (Caravan Site), the biggest tourism site in the parish, asking if they would assist and suggesting a meeting. In spite of a positive reply this meeting was never convened because Parkdean did not offer any dates.

After some email correspondence, the Chairman of the steering group sent a written letter to the owners and management of Parkdean Resorts on 3rd February 2018 asking for a meeting. This was delivered by hand to the manager of the resort. No reply was received.

There were at least four more attempts to make contact and arrange a meeting up to 5th February 2020 all with no effect. These contacts were either in person by Dr Malcolm Findlay, a member of the steering group or by email.

Please see appendix viii

Bigbury Bay Holiday Park is a different but adjacent static caravan park for holiday makers. They received the same letter as Parkdean Resorts in February 2018 and the minutes of a meeting with them is in appendix viii

Contact was made with a Holiday housekeeping business in the parish which specialises in minor maintenance and changeovers for holiday lets. Unfortunately the Covid 19 shutdown occurred before a face to face meeting could be

arranged but Mrs R Piercy, a member of the steering group, tried to contact the owners via several telephone calls but without reply. It is not expected that anything contained in the Neighbourhood Plan will affect this business.

Contact was first made with the farming community in October 2017 in order to ascertain the farmers or other businesses in the parish. There is only one farmer whose farmstead is actually in the parish, all the others are located outside the parish but farm land within the parish. The minutes of two face to face meetings with the largest farms in the south of the parish around Ringmore Village are in appendix ???, together with the email response from the third farmer in the village. These were useful meetings both to give information which was well received and to gain some feedback.

The conclusions drawn from the meetings with all businesses was

1. The consultation resulted in a much better understanding of the role of the NP in future planning decisions which may affect the businesses.
2. The major conclusion was that in business terms there could be no major expansion in the Ringmore-Bigbury area without substantial road improvements from Harraton Cross to the sea.
3. There were suggestions of how this might be done but they were outside the remit of Ringmore NP. and their costs were significant and hard to justify.
4. None of the farmers had plans to expand buildings in the parish or invest in solar or wind farms. They did not see a change to their business due to climate change initiatives.
5. They were happy with the local services including broadband and satellite technology.
6. They had very few employees employed in the parish, relying mainly on family members and staff who had been with them for a long time. Such staff did not live in Ringmore Parish.
7. All the farmers relied on good husbandry to promote wildlife but did not have formal policies in place.

The problem is that any road improvement would destroy the major tourist attraction of the area, ie. Its' beautiful views and unspoilt peaceful countryside. The heritage feel of Ringmore village with its 13th century pub and church.

The increased traffic might exacerbate the many resident complaints concerning damage to properties that line the narrow twisting lanes through the village and the litter left by visitors on the beaches, in the fields and also on the roads.

3.10 Consultation with South Hams District Council (SHDC)

First contact was made with SHDC in May 2017 and continued through registration and designation of the area.

From time to time the steering group through its chairman asked for points of clarification on a series of issues from the Neighbourhood Plan section of SHDC.

SHDC NP Officer, Mandy Goddard, came to Ringmore on 18th July 2017 and conducted a tutorial on Neighbourhood Planning with eight members of the steering group.

During the draft writing of the plan in October 2018, the steering group contacted Duncan Smith of SHDC regarding Unsustainable Villages, car parking standards for new builds and sales restrictions on existing affordable houses.

Later Cassandra Harrison, SHDC supplied information regarding existing "Affordable Housing" in the parish and the current status of the "Housing List" of persons wishing to access Affordable Housing in the future.

As soon as there was a workable written draft of the proposed Ringmore Neighbourhood Plan, the steering group contacted Duncan Smith, Jason Elson and Andy Wellington, all of SHDC and asked for assistance with mapping and setting out the final draft report.

Appendix (i) First public consultation at Ringmore Garden Party event 28th August 2017

What is a Neighbourhood Plan

An NP for a community is one of the key documents in future planning decisions.

A Neighbourhood Plan (NP) is a community led plan for guiding the future of an area. It is about the use and development of land and can include ideas and proposals for future developments.

An NP will be part of the Statutory Development Plan or Joint Local Plan (JLP) for the area. This gives an NP far more weight than previous village or community plans.

The JLP is the statutory planning framework under which all new build development in the South Hams, Plymouth and West Devon areas must comply. The JLP gives broad policy directives which are refined at local level by the Neighbourhood plans. Among other things it identifies the approximate number of houses that should be built over approximately the next 20 years in each community.

An NP must comply with national legislation, the JLP and contribute to sustainable development. It can specify on how future development may be designed and located.

The production of an NP requires community involvement at every stage of the process and finally the Parish will have a vote on whether to accept the plan.

Why does Ringmore Parish need a Neighbourhood Plan

Ringmore Parish Council has instigated the Ringmore Neighbourhood Plan.

1. The PC is promoting this NP because it gives your Parish a stronger voice than was previously available to us.
2. The NP enables communities to take the lead and gives them influence and more control over planning the future of Ringmore Parish. It will have real legal force.
3. The plan can also guide infrastructure development in dealing with problems e.g. traffic, sewage, electricity supply.
4. The plan is also a key document in improving the “sustainability” of an area.
5. The NP will allow Ringmore Parish to influence the location, type and size of future housing and help to protect other areas from development.
6. The draft Joint Local Plan (JLP) currently states that Ringmore can sustain around 10 houses *. The NP is the Parish's way of guiding this process. [*This clause in the JLP is currently under review].
7. The NP can be a way to address the subject of second home ownership for new houses. e.g. the St Ives model.
8. Any area that does not have a Neighbourhood Plan has limited control over future housing development.

Your Thoughts and Ideas Matter

This is only the first step and there will be further public consultations before the plan is formalised.

We have arranged a number of boards with titles about the future of the Parish.

Please write your thoughts and ideas on a Post-It note and stick it under the appropriate title.

You can make as many contributions under as many titles as you wish.

The results of today's consultation will be collated and published in the Newsletter and on the Parish Website.



Consultation Garden Party 28-08-17

Results of the initial village consultation August Bank Holiday Monday 28-08-17 at the "Ringmore Garden Party."

Housing & Development The JLP proposes around 10 new houses for Ringmore Parish what do you think, also Is there a need for more rented accommodation in the Parish ?

1. Leave village as it is
2. New homes are a good idea if sustainable employment is there to support it.
3. No need for other than true affordable
4. Owner occupied properties not second homes
5. Houses should be built near employment
6. No more building new houses !
7. The priority should be to improve existing houses
8. The basis for scoring is ridiculous. If two buses every day is 2 pts, one bus once per week should score zero because it is so much closer to 0 than 1. Likewise other scores.

Affordable Housing - What do you think ?

1. Affordable on a local income is not £300K
2. Only true Affordable Homes
3. Impossible in this village with cheapest so expensive
4. Could we consider self build as Affordable Housing?
5. Affordable needs to be affordable. How do other places manage this ?
6. I support helping young people on to the housing ladder – I am against a hand out for life.
7. AH has to be affordable/ a reduction of £20K on £300K property is not truly affordable. For it to work for the local population need.
8. A Housing Needs survey
9. A sympathetic landowner not 'just in it for the money'.

AONB & Heritage – How can we develop and also preserve the AONB and Heritage assets of our Parish ?

1. Make sure AONB not eroded
2. Well designed homes in local materials
3. Need lots of common sense about the AONB and heritage assets. Providing development is sympathetic to the objectives of the AONB it is entirely possible to develop in this parish
4. AONB organisation opinion needs to be sought over planning applications. Eg. Burgh Island AONB opinion was ignored – it should have been emphasised by the Parish Council.

Business & Employment – What commercial or business development would benefit the Parish and How can long term full employment be encouraged in the Parish ?

1. Home working creative crafts and arts
2. Better launch facilities would enable hire of canoes, paddle boards etc from local waterways, sailboats etc.
3. Very fast broadband would be an asset for work from home
4. Working from home and small craft enterprises
5. There are not enough competent gardeners and builders available locally
6. Not much really. Tourist businesses bring in the visitors but puts a strain on the infrastructure. Otherwise this is not a priority for me.
7. I doubt it is a viable option. It depends if we want it anyway. Most people are happy to drive out of the village.

Utilities – Does infrastructure in the Parish need to be improved ?

1. Better mobile coverage down the valley

2. Sewage handling for new builds and Better flood prevention from surface water and underground streams
3. More reliable electricity supplies.
4. Is there a problem here. I don't think so.
5. Identify where there is a problem first
6. Current residents not on mains sewage should have priority
7. Ensure infrastructure can support any new development
8. Pretty good except for holiday rubbish being left out in inadequate sacks.

Traffic Safety & Volume - What can be done to ease traffic problems in the Parish ?

1. Limit size of goods vehicles through the village.
2. SatNav providers should be advised of the problems in this village.
3. Make the junction at All Hallows @No Entry@ on the side nearest the church from St Ann's
4. Limit vehicle length and weight. Pre book exceptional loads that exceed this
5. Ask residents to park sensibly – no yellow lines
6. Try to find more parking spaces off road
7. Use electronics to warn of large vehicles ahead
8. Large vehicles driving through are not seasonal. We should consider size restrictions.
9. Limit size and length of vehicles through the village
10. Make vehicles aware of narrow roads before getting stuck in them
11. There is little or no evidence of safety issues. Traffic volumes ebbs and flows and for most of the year is not an issue.
12. We need a 30 mph zone from St Ann's to Challaborough Beach

Families – How can we attract younger families to the Parish. What extra facilities would make a difference ?

1. Very young families need pre-school facilities for working parents
2. We need young couples with families, wonderful place for children
3. How do we encourage younger families to be involved in the village
4. Ask families in neighbouring villages not ancient Ringmore inhabitants
5. Somewhere for children to play – playground, sports field ?
6. Maintain footpaths
7. Childcare for pre-school aged children
8. This is a mix of housing and infrastructure. As it stands Ringmore is too small a village to sustain many young families without newer housing stock.
9. Issue of second homes key to the ??? as well

Recreation and Leisure – How could we enhance Parish life. What Parish facilities would you like to see. How can current clubs/societies be made more attractive or what new activities would you like to see ?

1. More community spirit by locals

2. Ballroom dancing lessons
3. Key issue is lack of membership numbers. Could relate to lack of new blood in the village. That could be partly solved by an effective housing policy.
4. Ballroom dancing lessons.
5. Better access for people in Ringmore to take part in watersports eg launching and parking
6. Bowling club
7. More participation in local events by locals.
8. Can't imagine where but a tennis court & cricket ground/net would be nice
9. Ballroom dancing lessons please here in Ringmore.
10. Tennis or Badminton
11. Abolish rivalry between village organisations
12. Support all village organisations by residents
13. Involve activities for younger families ie. Playing field/village hall

Your vision –

1. Fewer 2nd homes (proportionately), more truly affordable homes for younger residents, more employment within the community by the community. Otherwise little different from now – we are blessed living in such a beautiful place
2. Reduce proportion of 2nd homes. Ensure new buildings are sympathetic not block/slab designs and nestle into the landscape. So they are in keeping with what is here now.
3. More cohesive less strong Language when disagreeing
4. Similar to now, maybe a few odd houses of suitable design NOT new style housing
5. Vibrant ! with a community that encompass a good spread across all, age groups.

Other – Do you have a view about the future of the Parish which we have not covered.

1. Small developments with Affordable Housing for local couples & children
2. Building needs to take into account how the infrastructure can cope
3. Its not just about housing which has been so divisive recently. We really need a big picture view encompassing many views and then test these through the questionnaire. Some of the questions here are too narrow at this stage of the plan.
4. Yes Challaborough should be included in entirety not half and so should homes in the area.
5. Small developments or infill (less than 5 house at a time) should be given priority over larger developments. PC members should be made to apply for planning permission too !!

Ringmore Parish Neighbourhood Plan

Initial Opinion Gathering Exercise – Challaborough West

Introduction

During the week beginning 21/8/17, residents in the Ringmore Parish side of Challaborough (Challaborough West) were informally approached and asked whether they would attend an event convened to canvass initial opinions for development of the Neighbourhood Plan (NP). Responses were generally “luke-warm” and, combined with the fact that some residents were away over the August Bank Holiday, it was clear that a bespoke event would be unlikely to attract a good attendance.

Method

In view of situation outlined above, a document was compiled with similar wording to the Ringmore Garden Party NP introductory text, and an invitation to comment under identical headings to the Garden Party “post-it board” headings. Each house in Challaborough West was called upon during the week preceding the Bank Holiday and the purpose of the NP, along with the work of the Steering Group, was outlined. Residents were canvassed to note their views and opinions under each heading and return their comments on an anonymous basis.

In total, 14 houses were visited. In some cases occupants were away so the response document was left along with an explanatory note and brief personal message. The addresses are listed below

Homes invited to provide comment were:

Beach Cottage, Slipway Cottage, Westside, Sea Moose, Casanueva, The Broch, Captains House, 3 Coastguard Cottages, 2 Coastguard Cottages, 1 Coastguard Cottages, Lindrick Dell, Peregrine Cottage, Hillcot, Waverley, Burgh Island View

The Parkdean Manager’s house was not included since, although the manager is technically a resident, this house comes with the job and was thus assumed to be part of the Parkdean commercial operation. The Manager may, of course, be invited to offer his Company's perspective at a later date. Four holiday homes which had been let in the run up to the holiday weekend were also not canvassed.

Results

Of the 15 homes visited 6 returned completed documents. While the overall sample is small this nevertheless represents a response rate of 40%.

It is probably fair to say that, both “on the doorstep” and as measured by the response rate, the NP initiative is not currently well supported. This was a disappointment considering that the initiative, and the role of residents in shaping it, was personally explained during house calls.

Responses were collated and common threads emerging under each of the headings were identified using a fairly basic colour-coding approach. The results of this exercise are noted below.

ENVIRONMENT & SUSTAINABILITY (current problems, creating a sustainable community, ecology and wildlife)

- The poor aesthetic appearance of Parkdean Holiday Park was highlighted, often in more than one category, in most responses. Comments included, “the Park is in need of updating”; “the Park includes some blots on the landscape”; “the buildings are shabby”; and “neither park is aesthetically pleasing”

HOUSING & DEVELOPMENT (housing types, locations, affordability, etc - note that Local Plan currently cites “around ten” houses having to be built in Ringmore Parish)

- There was some comment in the vein of, “no more housing” but this was generally framed by the weak infrastructure and pressure on amenities
- Affordable housing need was mentioned but this was tempered with concomitant need to ensure that affordable homes would not, sooner or later, become holiday homes
- There were conflicting commentaries on the style of housing that should be allowed; some suggesting architecture should be “in keeping with the environment” while another wanted to encourage rather than spurn contemporary architecture.

The Ringmore Neighbourhood Plan – Preliminary residents opinion gathering survey

Dear Ringmore Parish resident

The Neighbourhood Plan Steering Group is seeking your input and ideas about the Parish and its future growth and development. These opinions will help us to develop a full and detailed questionnaire which we hope to circulate before the end of the year.

We would be very grateful if you will spend a few minutes thinking about your views in response to the questions below. If there is more than one member of the household please ask them for their views as well and both opinions can be noted down in the space provided.

We do not need to know who is completing the survey as all of them will be anonymous. When you have completed the questions you have an opinion about please put the survey in the stamped addressed envelope provided and either post it to Cllr Jenny Williams, Chair of the Parish Council, or alternatively deposit it in the collection box which is placed in All Hallows Church Porch.

Thank you very much for your contribution. Without knowing the views of the residents we cannot hope to produce a plan that is truly inclusive.

Sincerely,

Councillor Jenny Williams

What is a neighbourhood plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan that allows them to develop planning policies that reflect the priorities of their area. The whole community then decides at a referendum vote whether the local authority should bring the plan into force.

A neighbourhood plan is an important document with real legal weight; therefore there are certain formal procedures that it must go through.

Please now look at the questions that begin on the reverse of this page and write your views in the space provided. It is possible that there will be some crossover of views on the different headings so please feel free to make the same comments under different headings. There are no right or wrong answers as none of us know how many issues there are in the Parish or how important they are to parishioners. The answers you give will help us to work all that out!

Please tell us what you like about Ringmore parish:

Please tell us what you don't like about Ringmore parish:

What do you think are the key issues facing the parish in the years ahead?

Which one of these issues is most important to you and why?

Please now think about the following topics that may have an impact on your life in the Parish.

ENVIRONMENT & SUSTAINABILITY (current problems, creating a sustainable community, ecology and wildlife)

COMMERCIAL DEVELOPMENT (holiday parks, shops, provision for small businesses, etc)

INFRASTRUCTURE (power, water, sewage, roads, broadband, mobile signal, refuse management, childcare, etc)

TRAFFIC and TRANSPORT (Volume, speeds, parking, bus services, car sharing, connections, etc)

EMPLOYMENT (job opportunities, commuting, etc)

HOUSING & DEVELOPMENT (housing types, locations, affordability, etc)

COMMUNITY (village halls, clubs, societies, provision for children/young people, etc)

RECREATION & LEISURE (sports facilities, access, footpaths, etc)

HERITAGE & HISTORY (preserving historic aspects, monuments, church buildings, etc)

Ringmore Residents' opinion gathering survey November 2017
Key comments by frequency mentioned

Tell us what you like about the Parish

Peaceful	11
Rural	9
Proximity to sea	9
Quiet	8
Community spirit	8
Footpaths/Walking	7
Few homes	7
The JE	7

Tell us what you don't like about the Parish

The volume and speed of traffic	12
Too many holiday/second homes	7
Ill presented opinions/disagreements	5

What do you think are the key issues facing the village?

Development/Planning control and related	15
Traffic increase from development and Parkdean	9
Affordable housing needs	5
Sustainability of community	5

Which of these is most important to you and why?

Housing developments and impact on infrastructure	14
Sustainability and maintaining integrity of Ringmore	11
Impact of Second homes	5

Environment and Sustainability

Protection of Wildlife	4
Litter and Dog Mess	3

Commercial Development

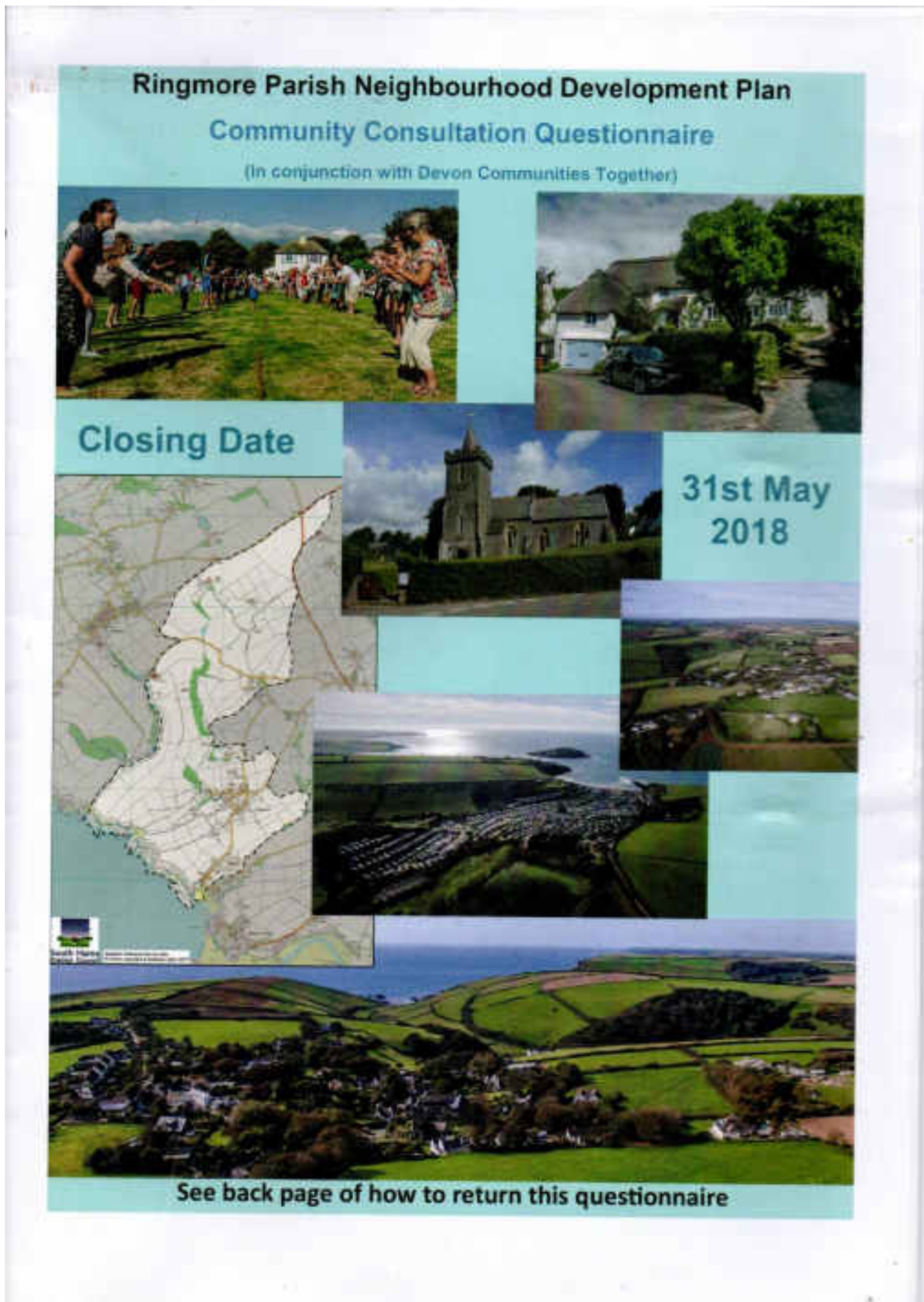
The prospect of Parkdean expanding	13
Maintaining Holywell Shop	8
Planning to encourage home working	4
Having a local shop (in Ringmore)	4
No need for Commercial Development	4

Infrastructure

Adequate at present (if no development)	12
Better quality of road into village and on to Challaborough needed	7
Mobile signal still poor	5

Appendix (iii) Second public consultation at Ringmore Apple Pressing event 15th October 2017.





To all Ringmore Parish Residents

What is a neighbourhood plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications for the next 20 years, giving the parish a clearer say on future development of housing, infrastructure, community facilities, employment opportunities and the environment of our parish
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan that allows them to develop planning policies that reflect the priorities of their area. The whole community then decides at a referendum vote whether the Local Authority should bring the plan into force.

When completed the Neighbourhood Plan will carry legal weight in planning decisions and must be considered by the planning authorities.

Why have a Ringmore Parish Neighbourhood Plan?

Local Authorities are required to produce Local Housing Development Plans which identify the housing allocation within their domain. Plymouth and South West Devon are developing a local plan which also covers the South Hams.

Sitting alongside the Local Plan, Neighbourhood Plans can be created which allow local communities to have a say in local planning policy. As part of this process this questionnaire is your opportunity to influence the Ringmore of the future. The policies in the final ratified Ringmore Neighbourhood Plan will be developed from what you tell us you want to happen. **IT IS VITAL THAT YOU HAVE YOUR SAY.**

We live in a beautiful parish in the centre of the South Hams Area of Outstanding Natural Beauty (AONB) with a unique character. Your answers to this questionnaire will enable the completion of your Neighbourhood Plan giving the parish a clearer say on future development of housing, infrastructure, community facilities, employment opportunities and the environment of our parish. Ultimately, the Ringmore Neighbourhood Plan will be a part of the planning framework for the South Hams.

Who should take part?

The questionnaire gives the opportunity for each person in the household to respond, we hope that any member of the household from 16yrs old upwards gives an individual reply in the columns provided. If further copies or pages are required, please ask Mrs Jenny Williams (810851) or Richard Baker (811115) who will be able to provide as requested.

The review process means that the Final Neighbourhood Plan must be ratified by the Parish Council, South Hams District Council, a Government Inspector and must be put before the Parish before it can be formally adopted. Therefore, the whole process must be transparent, auditable and a **true reflection of your views.**

Instructions.

Part 1: General Questions about you and your thoughts about the future of Ringmore parish

Part 2: (with a red border) **Only** for people currently considering moving to a new house within the next 5 years

Part 3: (with a blue border) **Only** for people who believe that they qualify for "Affordable Housing" (defined later in the document)

Part 1

1. Which age bracket are you in:

	Person A	Person B	Person C	Person D	Person E
16-21					
22-45					
46-65					
66-80					
81+					

2. Do you have a health problem that affects your day-to-day living?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

3. Do you have a health problem that affects your mobility?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

4. Which area do you reside in:

	Person A	Person B	Person C	Person D	Person E
Challaborough (West)					
Ringmore village					
Marwell					
Renton and South Langston					

9. If you are intending to move, please indicate if it is for any of the following reasons. Please tick all that apply:
(all members of a household need to respond to this individually)

	Person A	Person B	Person C	Person D	Person E
To be nearer family/carers					
To be nearer public transport/shops/amenities					
Currently living with relatives and want to move out					
To study					
You want or need to downsize					
You want or need more space					
You want or need a home on one level					
You are struggling to afford your current home					
Other, please specify:					
Person A	Person B	Person C	Person D	Person E	

10. Do you think there should be restrictions on new build housing being available for second homes or holiday lets? (please tick all that apply)

	Person A	Person B	Person C	Person D	Person E
Restrict second homes					
Restrict holiday lets					
No restrictions					

11. Should any new housing development provide a minimum of two off street parking places?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

12. Would you support restrictions on roof heights for new developments and redevelopments?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Affordable Housing

"Affordable Housing" is only available to persons on the Housing Register (see part 2) and is subsidised housing either rented from a Housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. "Affordable Housing" does not necessarily mean that it is within the financial reach of those in need. See also Community Land Trusts, see below.

13. If a need for affordable housing were identified, would you support a development that included affordable housing for local people from Ringmore, Kingston or Riggby to meet that need?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

What is a CLT?

Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

14. Would you be interested in learning more about CLT and the opportunities it presents for influencing future development in the Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Transport and Traffic

15. How many vehicles are there in your household?

16. Do you have the use of an additional vehicle connected to your employment?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

17. Do you feel safe when walking or cycling in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

18. If No then what road safety measures would you support in the parish?

Person A	Person B	Person C	Person D	Person E

19. Do any of the following travel arrangements apply to you?

	Person A	Person B	Person C	Person D	Person E
Use the once-a-week public bus to Plymouth					
Use community/hospital transport					
Use a school bus					
Use a taxi service regularly (more than once a month)					
A neighbour takes me					
Daily commute out of the parish for work, or other reasons					
Car fare scheme					
None of the above					

24. Do you attend 'All Hallows Church' in Ringmore Village? Please indicate how often you have attended the church during a normal year.

	Person A	Person B	Person C	Person D	Person E
Regularly – more than once per month					
Occasionally – several times a year					
Special occasions – carol service, wedding, funerals etc.					
Not at all					

25. What changes would encourage you to attend more often.

Person A	Person B	Person C	Person D	Person E

26. Do you use 'The Journeys End' Inn?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Communication

Mobile phone reception at home varies considerably across the parish with some residents having excellent reception and others none at all.

27. Would you accept additional transmitting mast(s) in the parish to improve reception for all residents?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

28. Do you consider your current broadband speed at your home to be:

	Person A	Person B	Person C	Person D	Person E
Excellent					
Adequate					
Poor					
No signal					
I do not use the internet					

Economy and Business

29. Which if any of the following you would like to see encouraged within the parish:

	Person A	Person B	Person C	Person D	Person E
Tourism – day visitors					
Tourism – accommodation – self catering or B&B					
Encourage working from home					
A community work space					

30. Would you support further development of caravan or camping sites in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Employment

31. Is there a need for new employment opportunities in Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					
If 'yes', please state what...					
Person A	Person B	Person C	Person D	Person E	

32. What is your current employment status?

	Person A	Person B	Person C	Person D	Person E
Employed full time					
Employed part time					
Self employed					
Fully retired					
In education					
Not in paid employment					

33. If employed where do you mainly work (tick all that apply)

	Person A	Person B	Person C	Person D	Person E
At home					
In Ringmore parish					
Elsewhere in the South Hams					
Plymouth					
Exeter					
A combination of the above					
None of these					

Open Space and Environment

34. Please indicate the extent to which you agree or disagree with the following statements using number 1 (for strongly agree), 2 (for agree), 3 (for disagree), 4 (for strongly disagree) or 5 (for no opinion)

	Person A	Person B	Person C	Person D	Person E
The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset					
Holiday homes or second homes are having a negative impact on the character of the parish					
Local roads should be improved to meet more modern highway standards					
Maintaining the AONB in which the parish sits is important to the character of the area					
Holiday homes or second homes are a welcome aspect of life in the Parish and are helping to sustain it					
Single lane access into the parish with passing places and Devon Banks is an important part of the character of the parish and should be conserved					
New housing should be of good traditional design suited to the locality					
Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night					
The conservation of heritage buildings in the parish is important					
Good modern contemporary housing design should be welcome					

35. Do you have any further comments?

Person A	Person B	Person C	Person D	Person E

Please continue on a separate sheet if extra space is required, making clear which person is responding.

Please continue on a separate sheet if extra space is required, making clear which person is responding.

If applicable, please complete part 2 and part 3. Otherwise, please see the grey box on the last page about returning your completed form.

Part 2: (with a red border) **Only** for people currently considering moving to a new house within the next 5 years.

Part 3: (with a blue border) **Only** for people who believe that they qualify for "Affordable Housing".

Part 2 Housing Needs Survey

Part 2

Please only complete this form if you think you may need to move to a new home in Ringmore within the next five years.

Please answer all questions relevant to your household as fully as possible in order to ensure that your housing need can be accurately assessed.

A separate form for each household that wants to move must be completed. For example, each grown up child (over 18) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household. If you require extra forms or have any queries, please contact Janice Alexander on 01392 248919

In order to assess accurately housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection: This information is collected by Devon Communities Together (DCT) as data controller in accordance with the data protection principles in the Data Protection Act 1998 to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Council. Personal data will be retained for 5 years and then destroyed.

Please complete the table below listing all persons who would need to live in the new household including the person completing the form? (Please continue on a separate sheet if needed)

Name and relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

What is the minimum number of bedrooms you would require in your new home? ☐

When do you think you will need to move to a new home? Please tick one box

Now or within the next 12 months ☐ Within 1 – 3 years ☐ Within 3 – 5 years ☐

Please indicate your reasons for wishing to move home below. You may tick more than one box.

You need or will need to downsize to a home with fewer bedrooms	<input type="checkbox"/>
You need or will need to move to a home with more bedrooms	<input type="checkbox"/>
You are sharing kitchen/bathroom facilities with someone who is not going to be moving with you	<input type="checkbox"/>
You need to move for health/mobility reasons	<input type="checkbox"/>
Your home is in poor condition	<input type="checkbox"/>
You are struggling to afford your current home	<input type="checkbox"/>
You will be leaving home and do not expect to be able to rent or buy privately	<input type="checkbox"/>
You have a private tenancy ending	<input type="checkbox"/>
You wish to move back to the parish and have a strong local connection	<input type="checkbox"/>
You need to move for work	<input type="checkbox"/>
Other –please detail	<input type="text"/>

What type of housing are you interested in?

Below we explain the different types of affordable housing. Please indicate which types of housing you would be interested in by ticking the boxes below. You may tick more than one box.

Shared Ownership/Equity ☐ Affordable/Social Rent ☐ Self/Custom Build* ☐
 Discounted Market Home ☐ Rent to buy ☐ Open Market Housing ☐

What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can now have a household income of up to £80,000 and still be eligible for a shared ownership property.

SHARED EQUITY – this is similar to shared ownership. However, while the developer and/or Government own the remaining share you do not pay rent on it.

AFFORDABLE HOUSING FOR RENT – this is where you pay a percentage of market rent to a housing association or similar organisation. There are currently a number of different rent regimes where the amount paid for a similar sized home may vary.

DISCOUNT MARKET HOMES - this is where you buy a home at a discount below the open market cost.

SELF-BUILD / CUSTOM BUILD- this is where you are involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self-build normally involves some form of ownership but can also be used to provide rented housing. You must have an affordable housing need to be eligible for an affordable self-build home.

RENT TO BUY – This scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. There are several different Rent to Buy models and the period of time after which tenants can buy varies between these models. To be eligible for Rent to Buy, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

*If you are interested in building your own home please register your interest on the South Hams District Council website at www.southhams.gov.uk/article/3503/Register-an-Interest-in-Self-Build

If purchasing a new home, what would your budget be ?

£150,000 - £200,000

☐

£200,000 - £250,000

☐

£250,000 - £300,000

☐

£300,000 - £350,000

☐

£350,000

☐

£500,000 - 750,000

☐

Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market in the parish?

YES/NO

If you have answered NO to this question please complete questions in [Part 3](#) which will help us to assess what form of affordable housing will meet your need

Part 3 Qualification for Affordable Housing

Part 3

Please fill this in only if you believe that you qualify for 'affordable housing via the council's housing list.

IMPORTANT

Please note we can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the need figures.

As per our confidentiality and data protection statement, this financial information will remain confidential and will not be seen or passed on to any other organisation including the Parish Council or members of the steering group.

Income

What is your household's **gross annual income**? (before deductions) including benefits and pensions. This should be the combined income for couples.

Less than £20,000 <input type="checkbox"/>	£20,001 - £25,000 <input type="checkbox"/>	£25,001 - £30,000 <input type="checkbox"/>	£30,001 - £35,000 <input type="checkbox"/>
£35,001 - £40,000 <input type="checkbox"/>	£40,001 - £45,000 <input type="checkbox"/>	£45,001 - £50,000 <input type="checkbox"/>	£50,001 - £55,000 <input type="checkbox"/>
£55,001 - £60,000 <input type="checkbox"/>	£60,001 - £70,000 <input type="checkbox"/>	£70,000 - £80,000 <input type="checkbox"/>	Over £80,000 <input type="checkbox"/>

Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1000

£

Do you potentially have access to a deposit **in addition** to any savings? If so how much?

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the current value of your home?

£

What is your estimate of how much you still owe on your mortgage?

£

Please note: Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

Will you be reliant on housing benefit to pay all or part of your rent? All ☐ Part ☐

Do you have a local connection to Ringmore Parish?

If any affordable homes are provided in Ringmore, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the parish

Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish, if so for how many years?

Is a member of the household currently employed in the parish, if so for how many years?

Do you have other strong local connection with the parish for example by upbringing? Please detail.

If you consider that your household is in affordable housing need, it is important that you register with Devon Home Choice at www.devonhomechoice.com

Have you registered your housing need with Devon Home Choice?

YES/NO

If you have not registered with Devon Home Choice, please give reasons why

Have tried to register but was refused

☐

Form was too long and complicated

☐

Waiting list is too long

☐

Lack of affordable housing in the village

☐

Hadn't heard of it

☐

Other: please explain in the box below

☐

Contact Details

Please provide your contact details in case we need to contact you to clarify any information or update you with any housing development within the village. If you agree to us sharing your contact details with relevant organisations (for affordable housing purposes only), please sign the declaration below.

Name:	
Address:	
Telephone Number:	Email:
I agree to DCT (Devon Communities Together Ltd) sharing my contact information with the local authority and any other relevant organisations where this is to assist them in providing affordable housing.	
Signed.....	Date.....

How to return this questionnaire:

Completed surveys should be sent to Devon Communities Together. There is a postage paid return envelope included with this questionnaire.

If there are any problems please contact Martin Parkes at Devon Communities Together on 01392 248919

RINGMORE PARISH NEIGHBOURHOOD PLAN COMMUNITY SURVEY REPORT



August 2018

Dawn Eckhart



Telephone: 01392 248919, Email: dawn@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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Executive Summary – Key Findings

The following table summarises the key findings from the Ringmore Neighbourhood Plan households' survey. The key findings are listed alongside the question responses that provide the evidence to support the finding.

Statistics from the last national census (2011) stated that there are approximately 105 households in the parish representing a population of some 210 people, of these around 190 people are adults over 16 and are the most likely audience for participating in this method of consultation.

The Steering Group organised the delivery of the questionnaire survey to every household in the parish during May 2018. The format of the questionnaire was designed to allow up to five individuals in each household to submit their individual responses. Stamped addressed envelopes were provided to enable residents to return their completed forms directly to Devon Communities Together for analysis.

A total of 58 survey forms, representing 100 individuals responses were completed and returned to Devon Communities Together (DCT). If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of "working age" respondents closely reflects that of the census, whilst the percentage of respondents of over 65 is somewhat higher than that of the census.

The return rate achieved indicates that 55% of households and 53% of the adult population of the parish participated in the survey. This is a very good response rate and provides a good representative sample, and the Steering Group can be confident that they have captured the views of the community.

Theme	Evidence
Housing	
A. 84% of respondents to this query (80 individuals) indicated that there should be restrictions imposed upon new build housing being available for second homes	Question 10, page 16
B. 78% of respondents to this query (75 individuals) indicated that they agree that any new housing should provide a minimum of two off-road parking places per unit.	Question 11, page 16 Question 15, page 18
C. 96% of respondents to this query (93 individuals) indicated that they would support restrictions on roof heights for new developments and redevelopments.	Question 12, page 17
D. 74% of respondents to this question (70 individuals) indicated that they would support a development that included affordable housing for local people if a need were identified	Question 13, page 17
E. 88% of commentators on this issue (87 individuals) indicated that they agree that new housing should be of good traditional design suited to the locality	Question 34, page 29
Transport & Traffic	
F. 30% of participants in the survey indicated that they would support some road safety measures in the parish	Question 18, page 19

Community	
G. 73% of commentators on this issue (38 people) indicated that facilities for teenagers in the parish are poor	Question 20, page 21
H. 70% of commentators on this issue (32 people) indicated that facilities for children under the age of 11 in the parish are poor	Question 20, page 21
I. 89% of commentators on this issue (33 people) indicated that facilities for parents with babies and toddlers in the parish are poor	Question 20, page 21
J. The public house "Journeys End" is used by 77% of survey participants	Question 26, page 24
Communication	
K. 64% of respondents to this issue (61 people) indicated that they would accept additional transmitting mast(s) in the parish to improve reception for all residents	Question 27, page 24
Economy & Business	
L. 89% of respondents to this issue (86 people) indicated that they would not support further development of caravan parks and camping sites in the parish	Questions 30, page 25
Employment	
M. 74% of respondents to this issue (62 people) indicated that there is no need for new employment opportunities in the parish.	Question 31, page 26
Open Space & Environment	
N. 98% of respondents to this question (97 people) indicated that the peace and rural location of Ringmore Parish including it's proximity to the sea is its most important asset	Question 34, page 29
O. 97% of respondents to this question (96 people) indicated that maintaining 'Dark Skies' in the parish is important to retain the character of the area at night	Question 34, page 29
P. 96% of respondents to this question (95 people) indicated that the conservation of heritage buildings in the parish is important	Question 34, page 29
Q. 94% of respondents to this question (93 people) indicated that maintaining the AONB in which the parish sits is important to the character of the area	Question 34, page 29
R. 92% of respondents to this question (91 people) indicated that the single lane access into the parish with passing places and Devon Banks as an important part of the character of the parish and should be conserved	Question 34, page 29
S. 70% of respondents to this question indicated that local roads should not be improved to meet more modern highway standards	Question 34, page 29

Introduction

Overview of Ringmore Parish

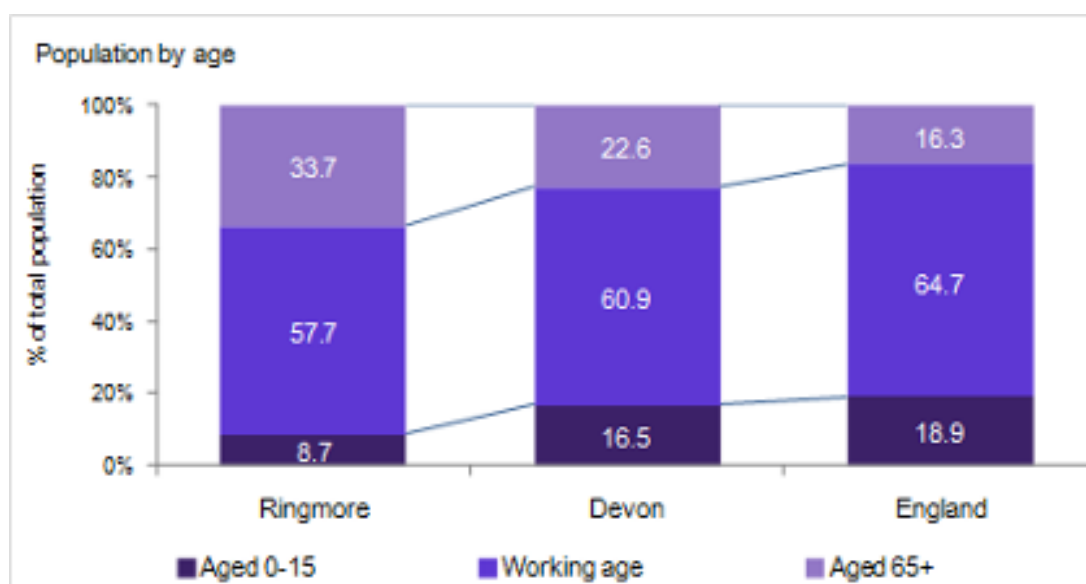
Ringmore is a small rural civil parish in the South Hams district of Devon, it is a rural and coastal parish of approximately 1,110 acres. Ringmore parish includes a small group of houses at Marwell and part of the shoreline village of Challaborough. A large part of the parish, which lies within the South Hams 'Area of Outstanding Natural Beauty', has also been designated as a conservation area.

Ringmore has a range of local societies and interest groups, along with a public house, the All Hallows church, the WI Hall, a parish room and a monthly parish newsletter. Tourism is the major industry of the parish but brings traffic problems.

Population Figures

In the 2011 census, the usually-resident population of the whole of Ringmore parish was recorded as 210 people in 105 households.

The age demographic of the population is illustrated in Figure 1 below. The parish has a significantly higher proportion of retired people (over 65s) than both Devon as a whole and England. It also has a significantly lower proportion of children than that of Devon and England averages.



Source: Census 2011 (table KS102EW)

Figure 1 Comparison of the age distribution in Ringmore Parish, Devon and England

Neighbourhood Development Plan

The Localism Act 2011 gives Local Councils the power to prepare Neighbourhood Development Plans. A "Neighbourhood Plan" gives communities an opportunity to directly shape the future of their local area. Land use matters can be included in the plan which are important to the local community (for example it can highlight areas which should remain as public open space).

Once formally adopted a Neighbourhood Plan carries full statutory weight as part of the Development Plan for the area and due regard must be given to the Plan when making decisions on planning applications.

To produce a Neighbourhood Plan the local council must first record a resolution to undertake the project. The next step is the designation of a Neighbourhood Area – in this case the civil parish boundary (illustrated in Figure 2).

Once the area is designated, the Parish Council must engage with the community in order to develop and inform the plan. The Ringmore Neighbourhood Plan Steering Group (RNPSG) comprising parish councillors and other representatives of the local community was then set up to oversee this process.

Once the plan is prepared it will be submitted to the planning department at South Hams District Council which will then ensure it has been prepared correctly and meets the basic standards. Then there will be a publication period, after which the District Council will facilitate an independent examination into the Neighbourhood Plan. Provided that the Examiner recommends that the Neighbourhood Plan be taken forward there will then be a community referendum. The final adoption of the plan requires the support of the majority of those that have voted in the referendum.

Further information about Neighbourhood Planning can be found on the following website:

Make a plan, make a difference: http://www.neighbourhoodplanning.org/

The remit of the RNPSG is to undertake and oversee the process of developing the Neighbourhood Plan. The RNPSG decided to engage the services of the Catalyst consultancy team to provide the expertise and objectivity needed to undertake the process of community engagement and data analysis.

Catalyst and Devon Communities Together

Catalyst is the in-house consultancy service provided by Devon Communities Together (DCT), which is a charity that has worked to support Devon's rural communities for over 55 years. In recent years, Catalyst and Devon Communities Together have provided support to over 60 town and parish council steering groups that have been working on producing a Neighbourhood Development Plan for their area.

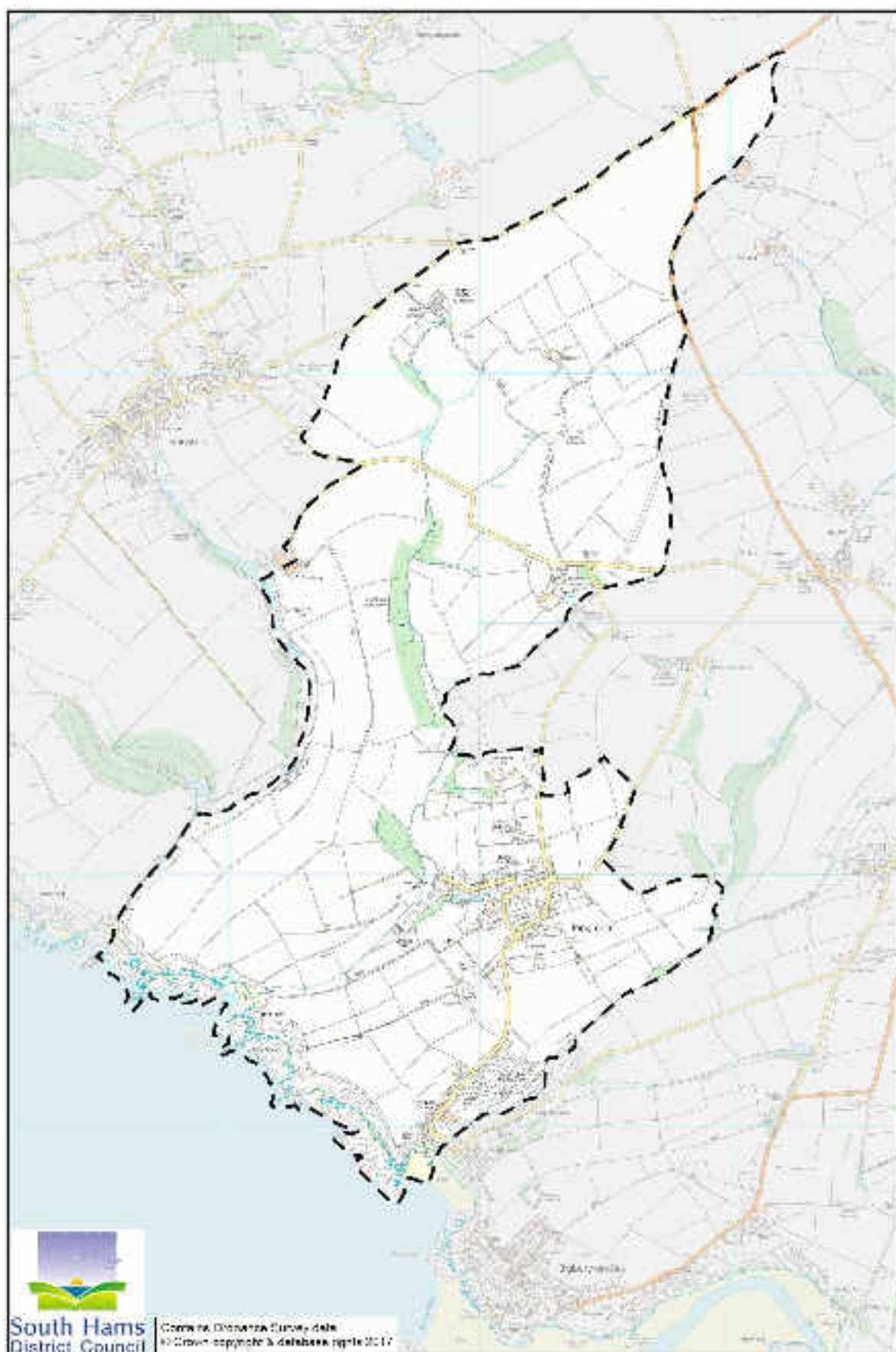


Figure 2: Ringmore Designated Neighbourhood Area

Questionnaire Development

In order to give every resident in the parish the opportunity to express their views the Steering Group determined to undertake a questionnaire-based survey. In order to inform the content, themes and issues to be explored within the survey the Steering Group undertook the following engagement in the latter half of 2017:

- An information stand at the Village Garden Party event
- An information stand at the communal Apple Pressing event
- House to house (electoral role) visits were made in Challaborough with the questions posed by the Garden Party notice board – this had a 40% response

The Steering Group was then tasked with the design of the questionnaire and met several times to develop iterations of the survey, this process was aided by reviewing questionnaires successfully used by other NP Steering Groups and with the guidance of DCT.

An eight-page questionnaire form was used and allowed for up to five people per household to give their individual responses to the questions. An additional three page “Part 2” invited only those people who were considering moving home in the next five years to provide details. A further two page “part 3” invited only people who were seeking affordable housing in the near future to respond. The aim of these additional optional sections was to help build a picture of any housing needs within the local community.

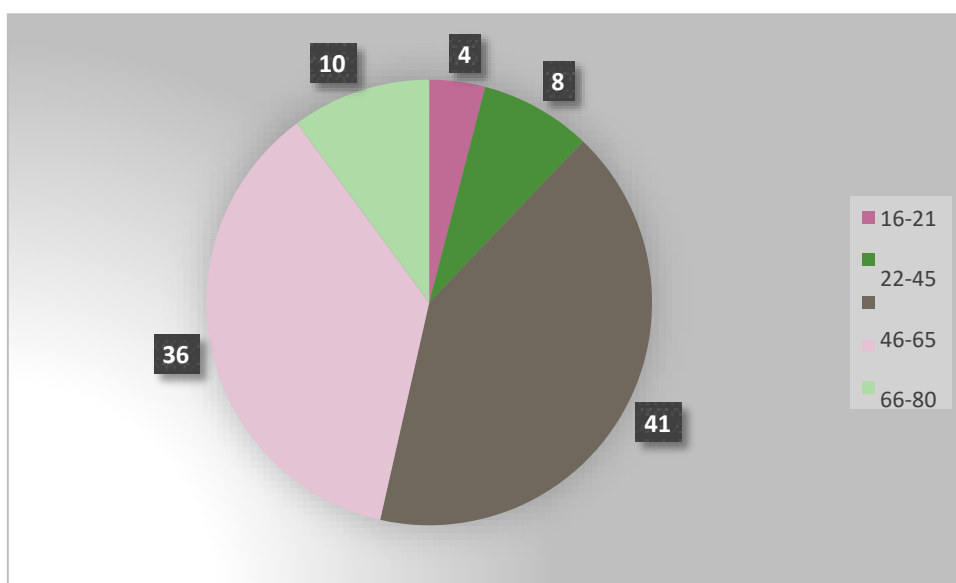
The Parish Council provided a covering letter which highlighted the closing date of the survey and asked residents to use the stamp addressed envelope provided to return their completed forms directly to DCT for analysis. The questionnaire was distributed to every household across the Parish and was in the public domain for around four weeks in May 2018. The parish newsletter and website promoted the survey and encouraged participation.

This document presents the findings from this household survey.

Part 1: About You

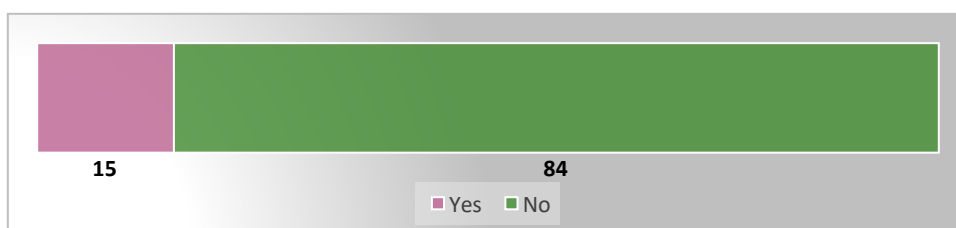
The first part of the questionnaire consisted of a set of questions that asked for the home locality, age range, and health status of the participants. This information reveals to what extent the responses to the survey are representative of the population as a whole rather than depicting views from limited sectors of the community.

Question 1. Asked participants which category of age range they represented.



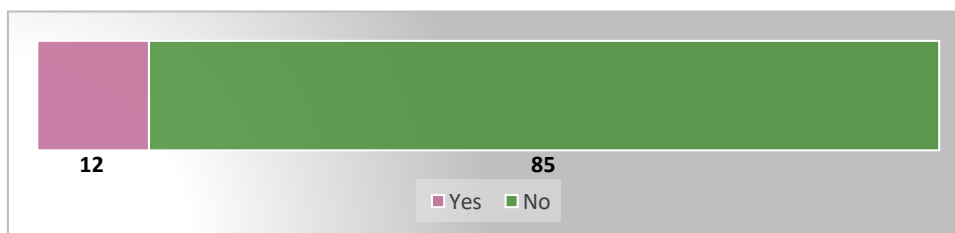
A total of 99 people answered this question. If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of “working age” respondents (53.5%) closely reflects that of the census (57.7%), whilst the percentage of respondents of over 65 is somewhat higher (46.5%) than that of the census (33.7%).

Question 2. Asked participants if they have a health problem that affects their day-to-day living?



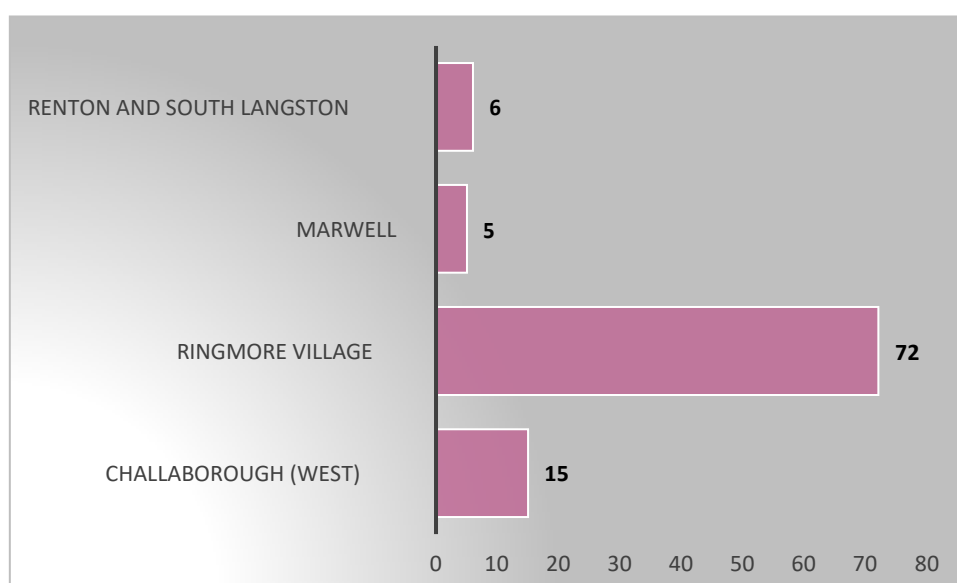
A total of 99 people answered this question. Around 15% of people reported living with a health issue that affects their day to day living.

Question 3 asked participants if they have a health problem that affects their mobility.



A total of 97 people answered this question, around 12% of respondents reported living with health problems that affect their mobility.

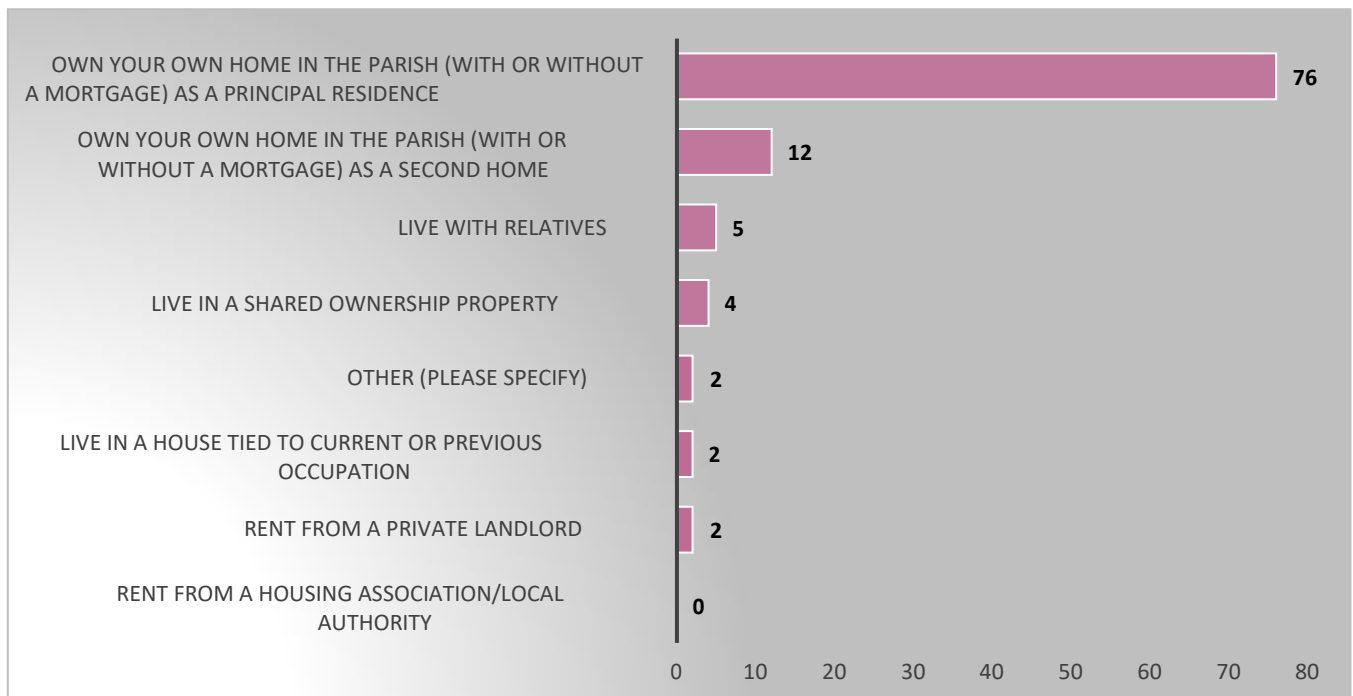
Question 4 asked participants which area of the parish they reside in.



A total of 98 people answered this question. The responses indicate that residents from different localities within the parish participated in the survey.

About Housing

Question 5 asked participants which from a range of tenure options applies to their home.



A total of 97 people answered this question. The majority of participants are owner-occupiers of their homes. Around 12% of participants own their property as a second home.

Comparison of the proportions of tenure types in Ringmore Parish with that of national census 2011 and Devon data (Figure 3 below) indicates that approx. 16% of residents in the parish live in rented accommodation. When compared to the survey findings above it is clear that a lower proportion of tenants have participated in the survey.

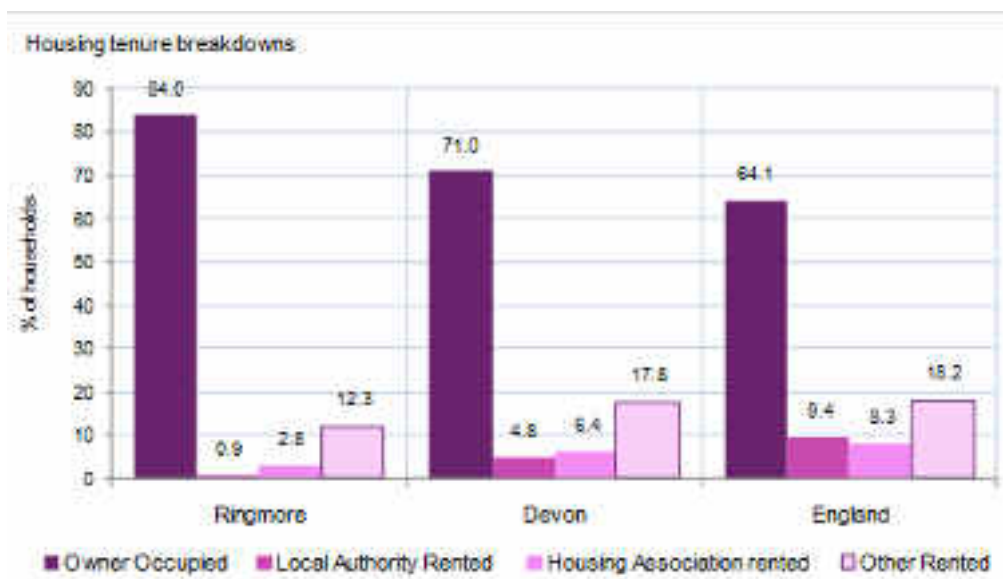
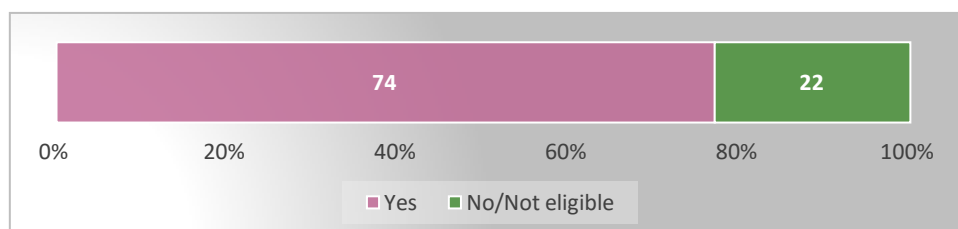


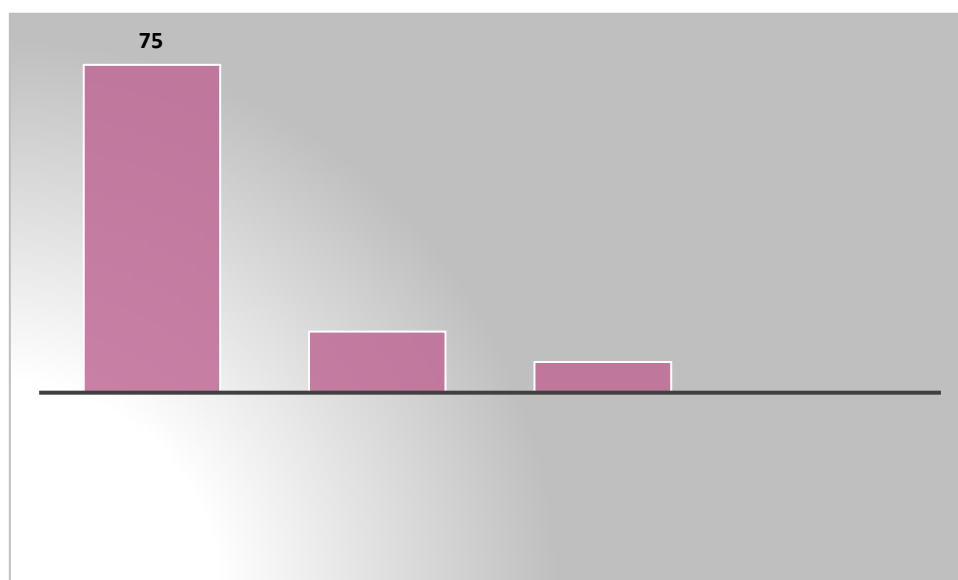
Figure 3: Property tenure status of households in Ringmore, Devon and England

Question 6 asked participants if they are on the electoral roll for Ringmore Parish.



A total of 96 people answered this question approx. 23% of respondents are not on the register and/or not eligible to be.

Question 7 asked participants what, if any, are their future housing plans.



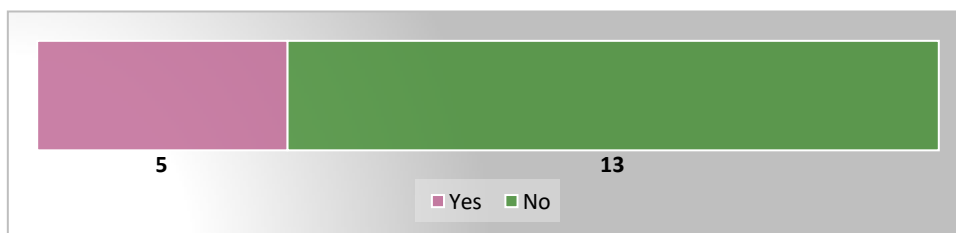
Participants were asked to skip directly to question 10 if the option that they have no plans to move is pertinent to them.

A total of 96 people answered this question. Approx. 15% of respondents expect to move within the next five years.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

	16-21	22-45	46-65	66-80	81+
I have no plans to move (please skip to Question 10)	1	7	30	29	8
I expect to move within 5 years	3	1	6	4	0
I expect to move, but not within 5 years	0	0	3	3	1
I would like to move soon, but no suitable property within Ringmore Parish	0	0	0	0	0

Question 8 asked participants which had indicated above that they intend to move if they would like to remain within Ringmore Parish.

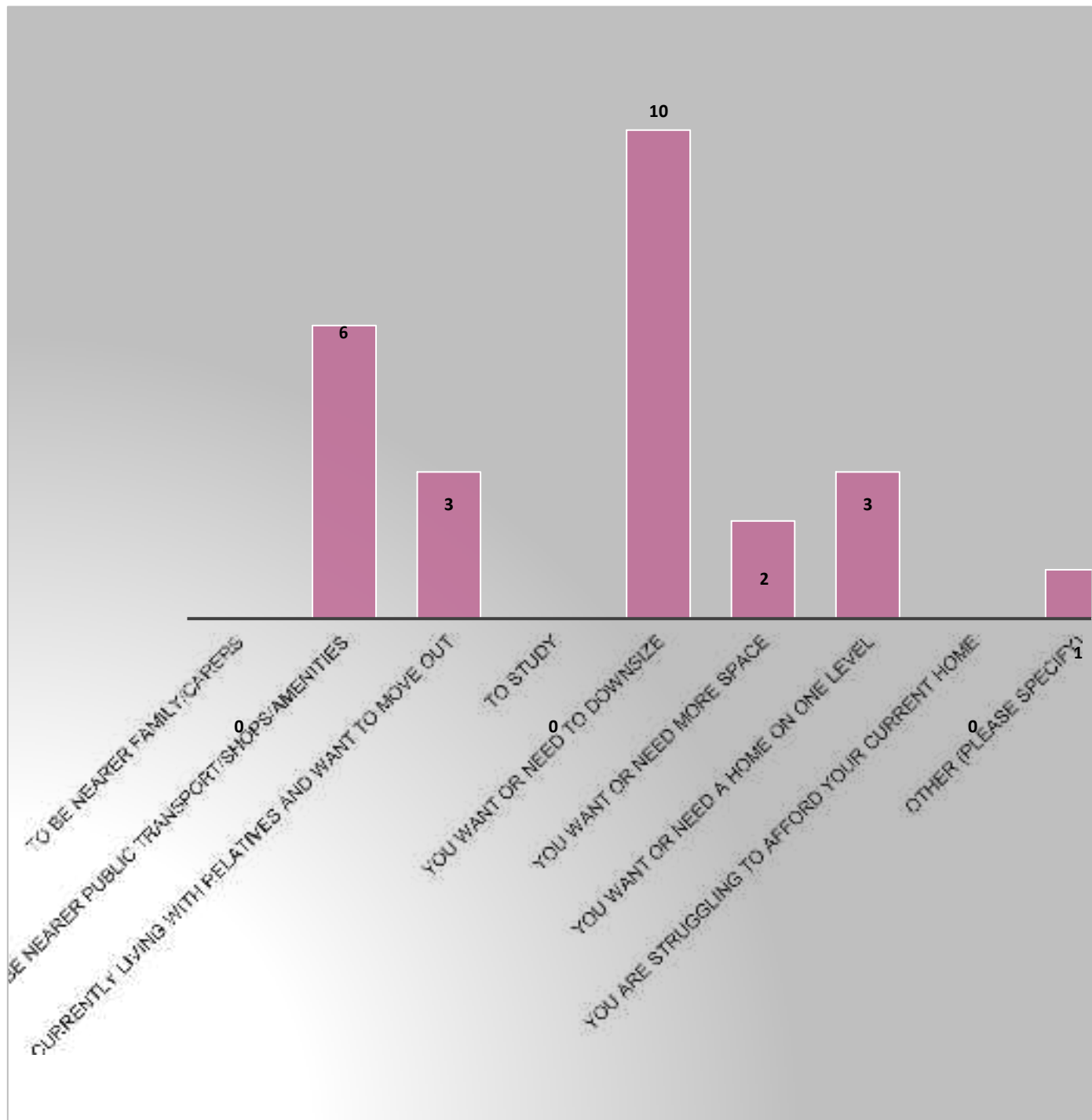


A total of 18 people answered this question, of these approx. 28% would like to remain in Ringmore parish.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

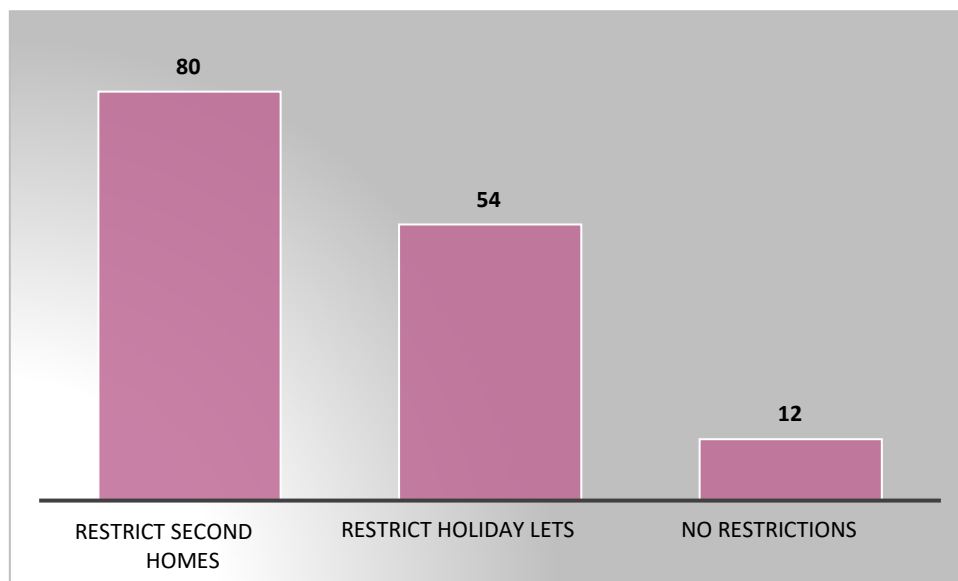
	Age				
	16-21	22-45	46-65	66-80	81+
Yes	0	1	4	0	0
No	3	0	3	6	1

Question 9. Asked those participants that are intending to move to indicate if it is for any of the optional reasons listed (Participants were invited to select all that apply and all members of the household were asked to respond individually).



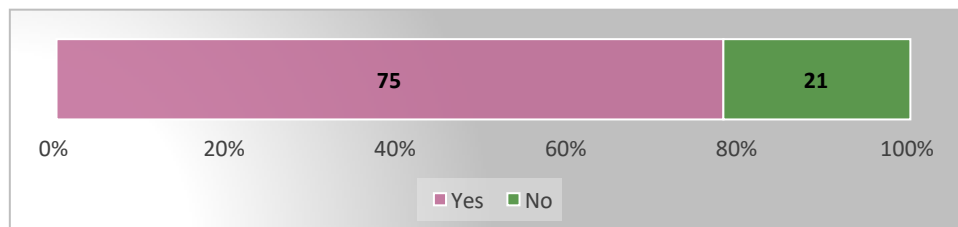
A total of 18 people or 18% of participants answered this question. Of these respondents the most frequent reason given for moving is to enable them to downsize which 56% of respondents (10 individuals) indicated. The 2nd most popular reason for moving was given by a third of respondents as wanting to be nearer public transport, shops and amenities. 17% of people (3 individuals) indicated that they are seeking a home on one level.

Question 10 asked participants if they think there should be restrictions on new build housing being available for second homes or holiday lets. (They could select all options that apply)



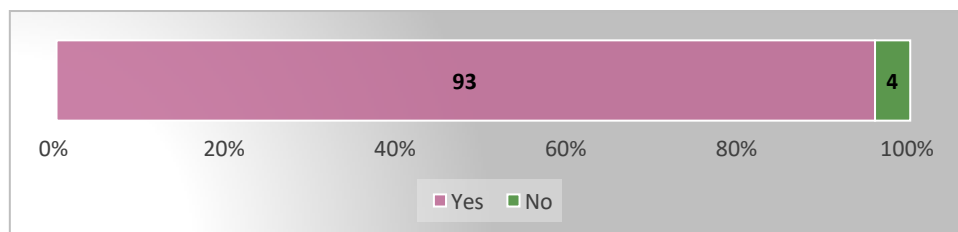
A total of 95 people answered this question. Of these respondents, 84% indicated that they think there should be restrictions on new build housing being available as second homes, and 57% indicated that they think there should be restrictions on new build housing being available for holiday lets.

Question 11 asked participants if they agree that any new housing development should provide a minimum of two off street parking places.



A total of 96 people answered this question, of whom 78% indicated that they agree that any new housing should provide a minimum of two off road parking places.

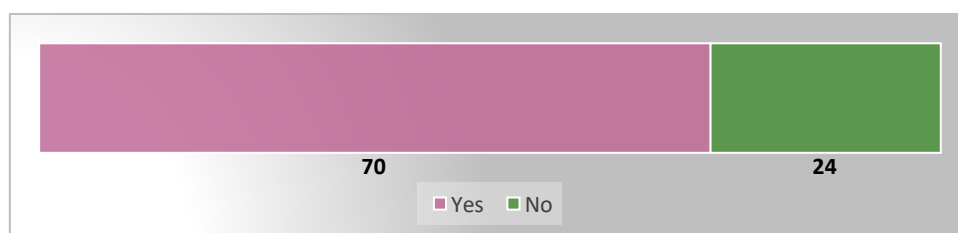
Question 12 asked participants if they would support restrictions on roof heights for new developments and redevelopments.



A total of 97 people answered this question, of whom 96% indicated that they would support restrictions on roof heights for new developments and redevelopments.

Question 13 asked participants, that if a need for affordable housing were identified, whether they would support a development that included affordable housing for local people from Ringmore, Kingston or Bigbury to meet that need.

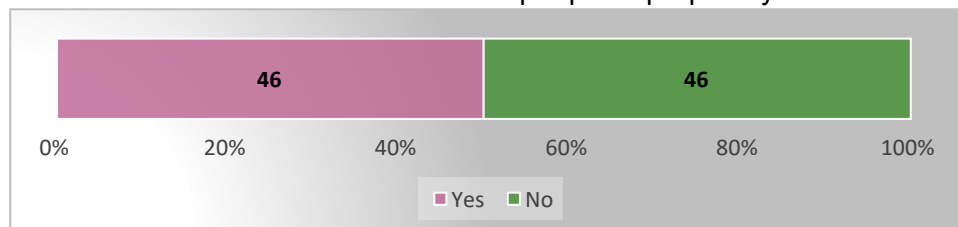
A pre-amble to this question had explained that “Affordable Housing” is only available to persons on the Housing Register (re: part 2) and is subsidised housing either rented from a housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. It went on to explain that “Affordable Housing” does not necessarily mean that it is within the financial reach of those in need.



A total of 94 people answered this question, of whom 74% indicated that they would support a development that provided affordable housing for local people if a need were identified.

Question 14 asked participants if they would be interested in learning more about a CLT and the opportunities it presents for influencing future development in the Parish.

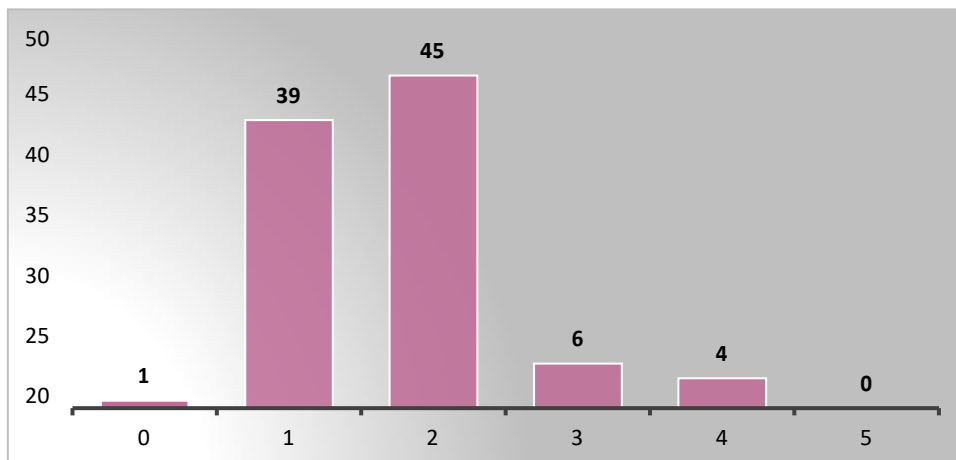
The pre-amble to this question had explained that Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes that are affordable and for local people in perpetuity.



A total of 92 people answered this question, half of whom were interested in learning more about CLTs.

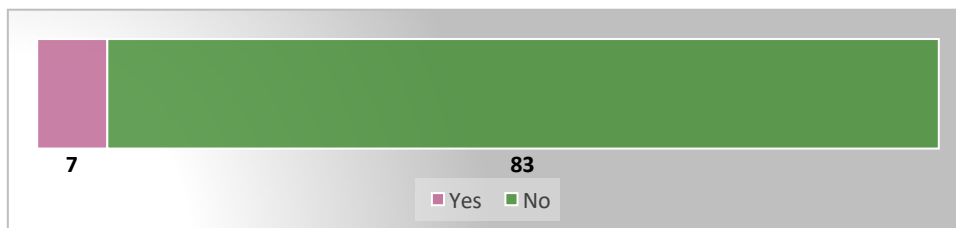
About TRANSPORT AND TRAFFIC

Question 15 asked participants how many vehicles they have in their household?



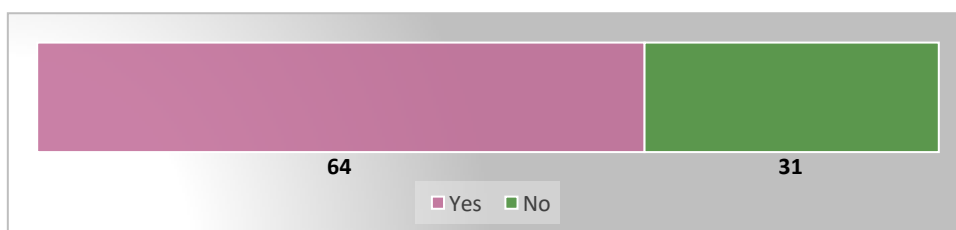
A total of 95 people answered this question. The majority of people (88%) have no more than two vehicles in their household.

Question 16 asked participants if they have the use of an additional vehicle connected to their employment.



A total of 90 people responded to this question, of which 7 individuals reported having the use of an additional vehicle.

Question 17 asked participants if they feel safe when walking or cycling in the parish.



A total of 95 people answered this question. Around a third of respondents indicated that they do not feel safe when walking or cycling in the parish.

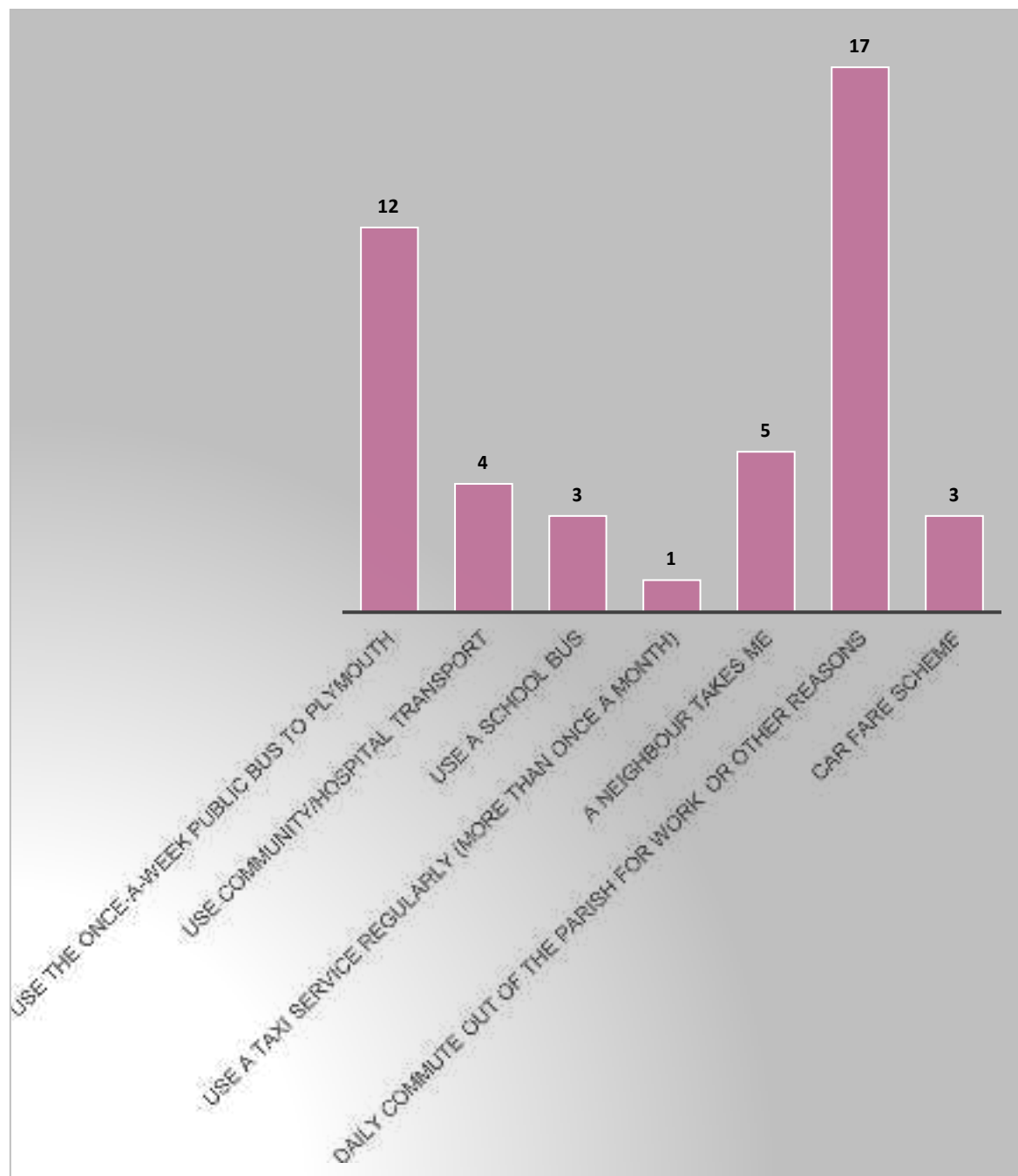
Question 18 asked those participants who answered no to the question above to suggest what road safety measures they would support in the parish.

30 people submitted comments, 70 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Speed limits through Ringmore and Challaborough: 15 – 20 MPH was suggested** (37% of respondents to this question)
- **Limitation on lorry size through the village of Ringmore - 3.5T suggested** (23% of respondents to this question)
- **Introduce speed humps** (23% of respondents to this question)
- **Traffic calming – no method specified** (20% of respondents to this question)
- **Re-routing/one-way system for holiday traffic to avoid village** (13% of respondents to this question)
- **Designated “quiet lane” initiative** (10% of respondents to this question)

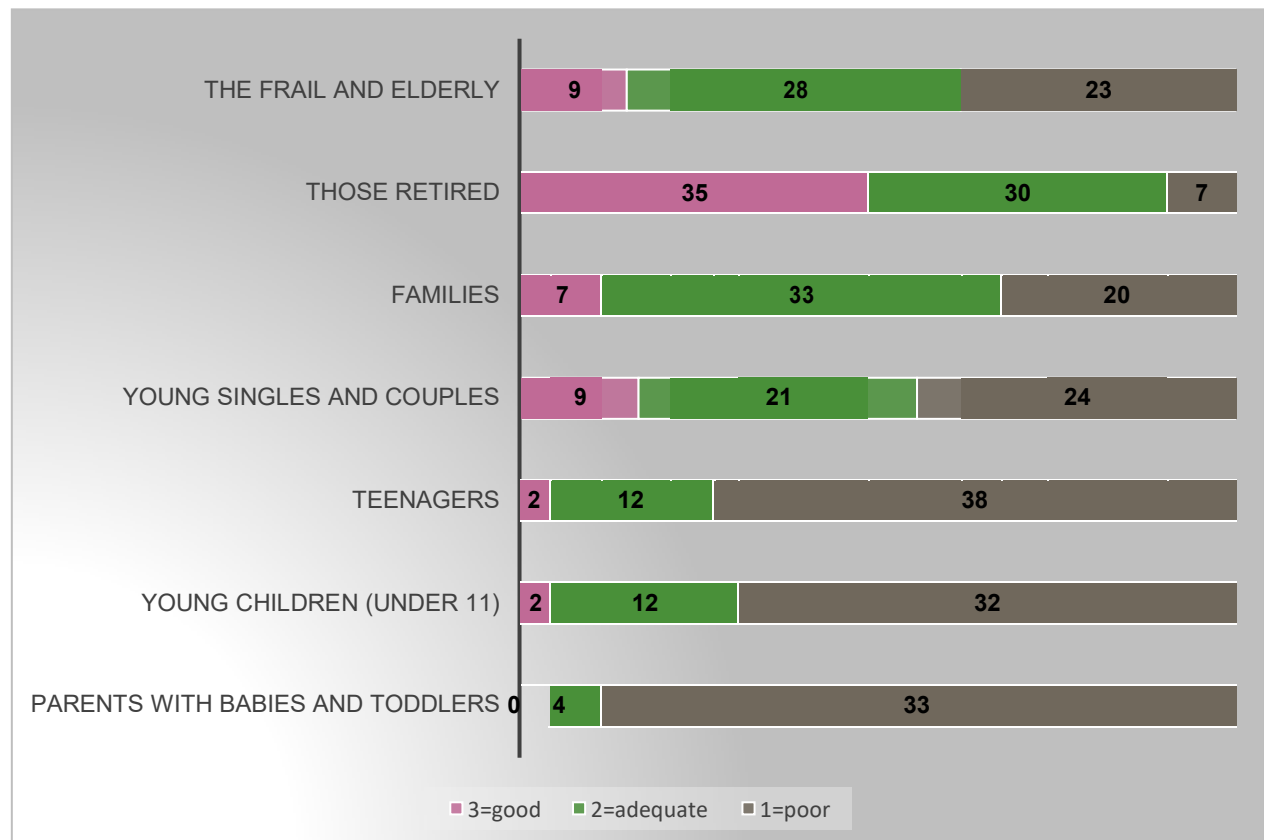
Question 19 asked participants if any from a range of travel arrangement options apply to them.



A total of 96 people answered this question, with almost 60% of them indicating that they use none of the options (this category is omitted from the chart above). About 18% of people make a daily commute out of the parish, and about 13% use the weekly bus service to Plymouth.

About the Community

Question 20 asked people how they rate the overall availability and quality of social and community facilities for a list of specific groups in the Parish?



A total of 94 people answered this question and gave the following opinions:

- 60 of these respondents commented on the “frail & elderly” category and of these the majority indicated that facilities were at least adequate
- 72 respondents commented on the “retired” category and of these 90% indicated that facilities are at least adequate
- 60 respondents commented on the “Families” category, and of these two thirds indicated that they felt facilities are at least adequate
- 54 people commented on the “Young singles and couple” category and of these 56% indicated that they felt facilities are at least adequate
- 52 respondents commented on the “Teenagers” category and of these 27% felt that facilities are at least adequate whilst 73% indicated that facilities for this age group are poor
- 46 respondents commented on the “Young children under 11” category and of these 70% felt that facilities are poor
- 37 people commented on the “Parents with babies/toddlers” category and of these none reported that facilities are good and 89% reported that facilities are poor for this age group

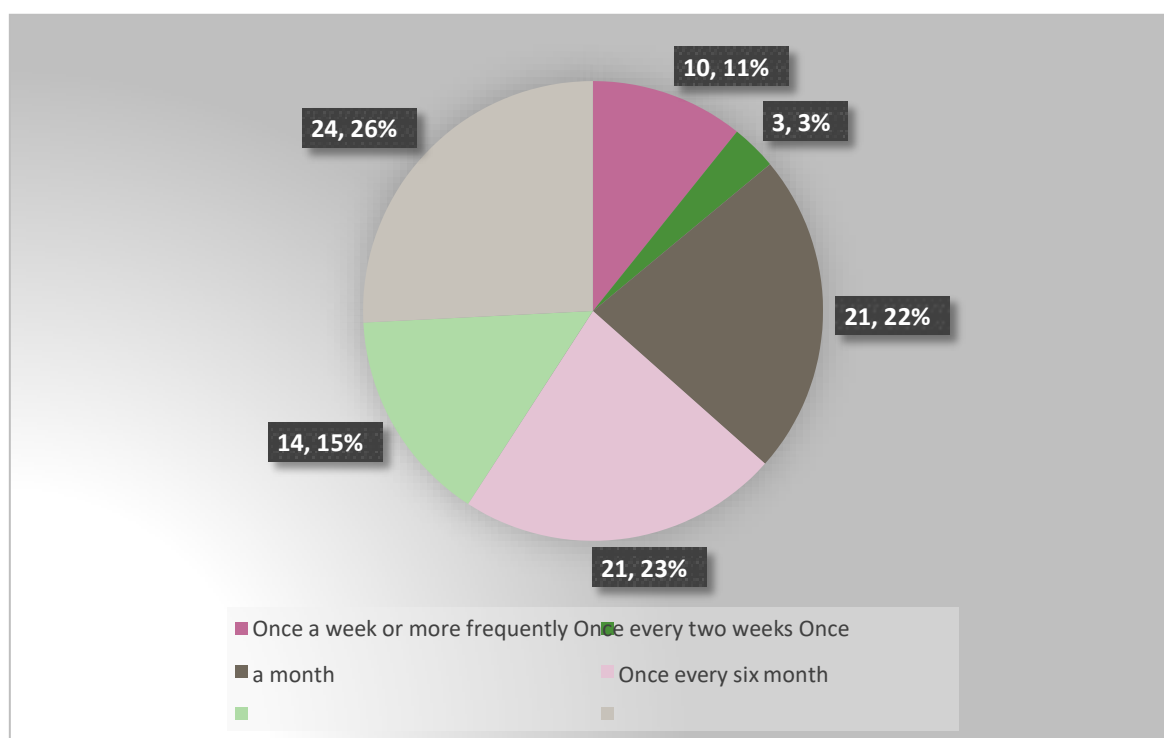
Question 21 asked participants if they scored “poor” for any of the groups in the previous question, to submit suggestions as to how they think provision might be improved.

33 people submitted comments, 97 people skipped this question.

The comments have been analysed into commonly occurring themes which are listed below in order of frequency:

- **For each group, improved public & community transport to better access facilities outside of the Parish** (21% of commentators or 7 people)
- **Play park and/or play group for young children/toddlers** (18% of commentators or 6 people)
- **A meeting space/club for teenagers to socialise together** (18% of commentators or 6 people)
- **More community events / social activities** (15% of commentators or 5 people)
- **Open recreational space for all but especially teenagers** (9% of 33 comments submitted)
- **Groups & activities that appeal to younger people** (9% of commentators or three people)
- **Consult the specific target groups to ask them what they need** (6% of commentators or two people)

Question 22 asked participants to indicate the frequency with which they attend either of the existing community buildings – the WI Hall and the Parish Room.



A total of 93 people answered this question. Of these 36% of respondents (34 people) people use the facilities at least once a month. Around one third of people hardly ever or never use these facilities.

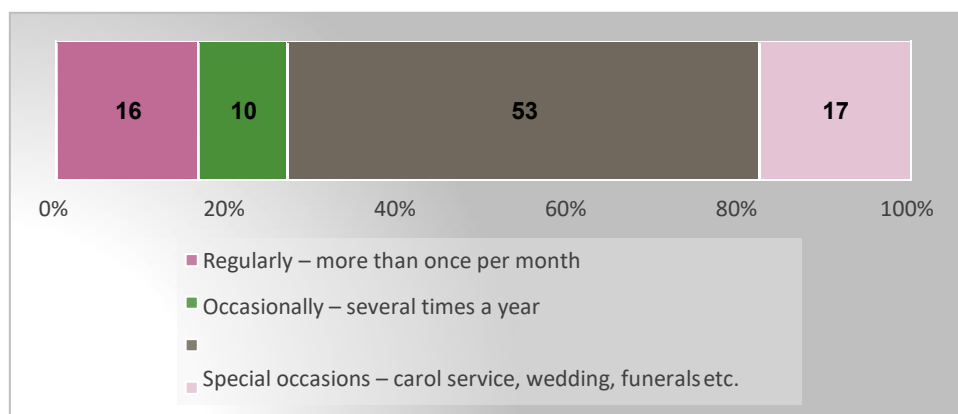
Question 23 asked participants to suggest what new activities they would like to see that could be catered for within the current buildings.

24 people submitted comments, 76 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Dancing** (16% of comments)
- **Keep-Fit / exercise classes** (13% of comments)
- **Yoga** (10% of comments)
- **Regular luncheon or coffee club** (10% of comments)
- **Youth club** (10% of comments)
- **Crafts** (10% of comments)
- **Produce markets / fetes** (10% of comments)
- **Adult classes, whist-drive, netball** (3% of comments)

Question 24 asked participants if they attend 'All Hallows Church' in Ringmore Village, and to indicate how frequently they attend the church during a normal year.



A total of 96 people answered this question with 17% indicating that they use the facility at least once a month, a similar number of people indicated that they never use it.

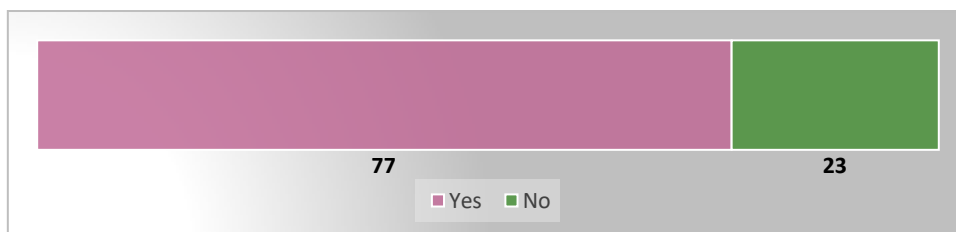
Question 25 asked participants that do attend All Hallows Church to suggest changes that could encourage them to attend more often.

18 people submitted comments, 82 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Nothing** (26% of 18 comments)
- **Less traditional services – more child friendly, positive, spiritual etc.** (16% of 18 comments)
- **More traditional services by ordained clergy** (16% of 18 comments)
- **Occasional concerts, festivals, family events** (16% of 18 comments)
- **Later service** (11% of 18 comments)
- **An act of god** (11% of 18 comments)
- **More comfortable** (5% of 18 comments)

Question 26 asked participants if they use ‘The Journeys End’ Inn.

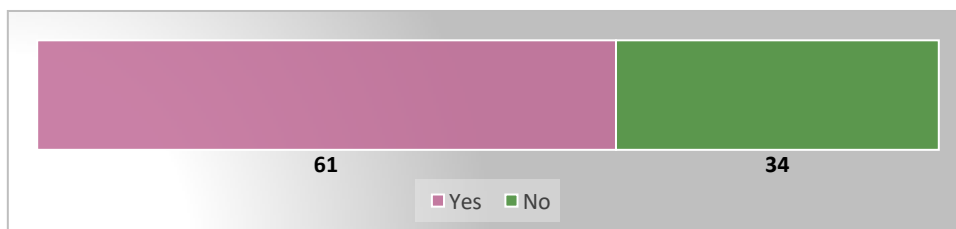


A total of 100 people responded to this question. A large majority of people indicated that they use this public house.

About communications

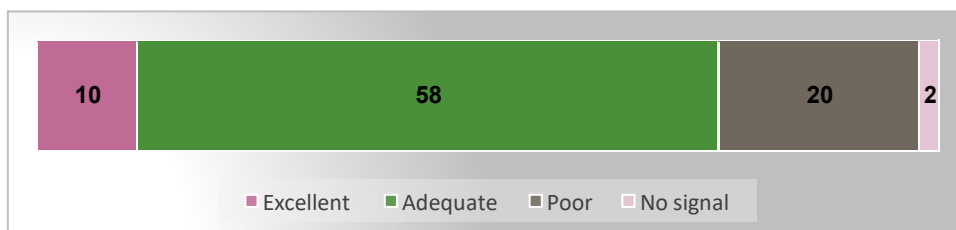
Pre-amble to this section stated that mobile phone reception varies considerably across the parish with some residents having excellent reception and others none at all.

Question 27 asked participants if they would accept additional transmitting mast(s) in the parish to improve reception for all residents.



A total of 95 people responded to this question, of which 64% indicated that they would accept additional transmitting mast(s) in the parish in order to improve reception for all.

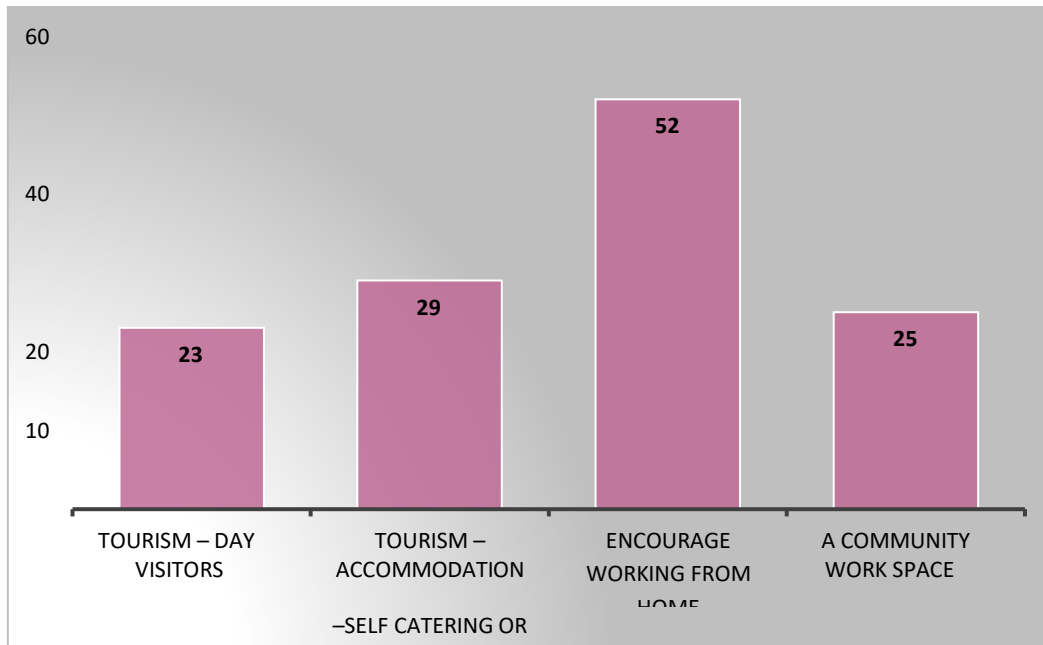
Question 28 asked participants to indicate which from a set of options they consider their current broadband speed at their home to be.



A total of 98 people responded to this question. This total includes eight people who indicated that they do not use the internet (not illustrated on the chart). 22% of respondents have indicated that their broadband speed is less than adequate.

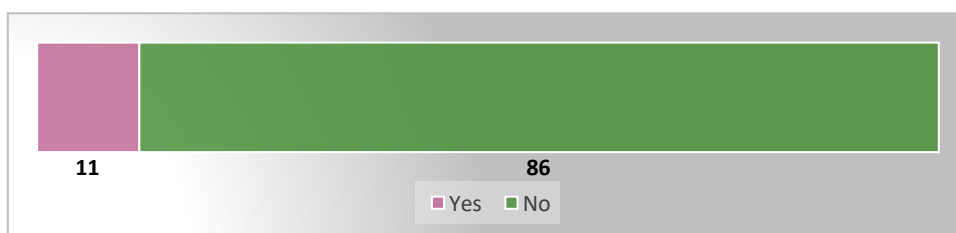
About Economy & Business

Question 29 asked participants which if any of a given list of options they would like to see encouraged within the parish.



71 people answered this question. A total of 129 preferences were expressed. The most popular option was “encourage working from home” which received 40% of votes. The other three options received a similar portion of votes to one another (18-22%).

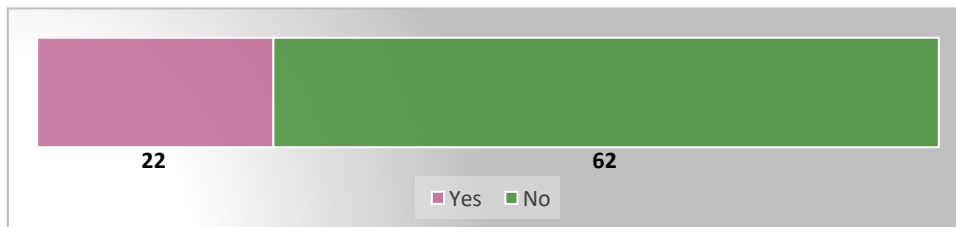
Question 30 asked participants if they would support further development of caravan or camping sites in the parish.



A total of 97 individuals responded to this question, 89% of which indicated that they would not support the further development of caravan parks or camping sites.

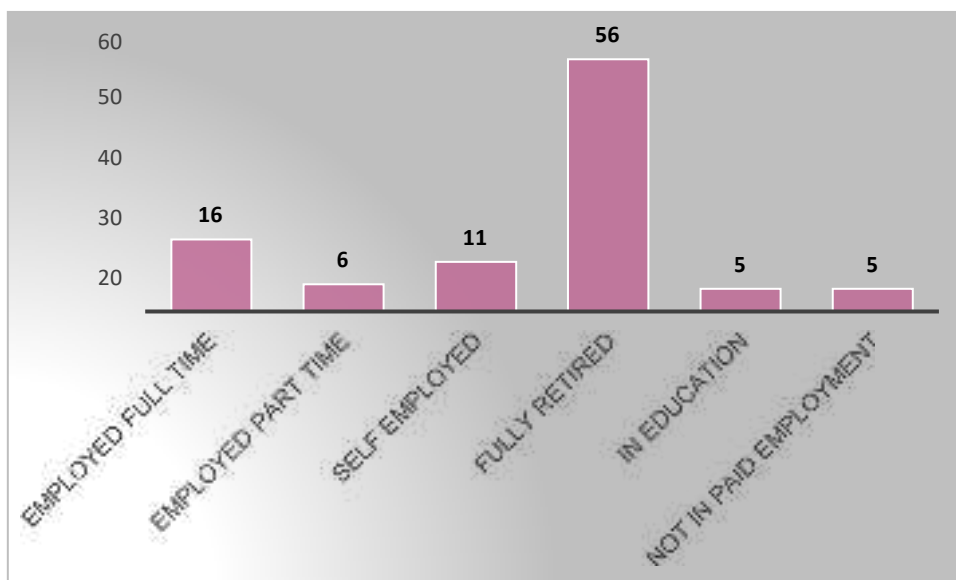
ABOUT EMPLOYMENT

Question 31 asked participants if there is a need for new employment opportunities in Ringmore Parish. The question went on to ask people to elaborate if they replied yes.

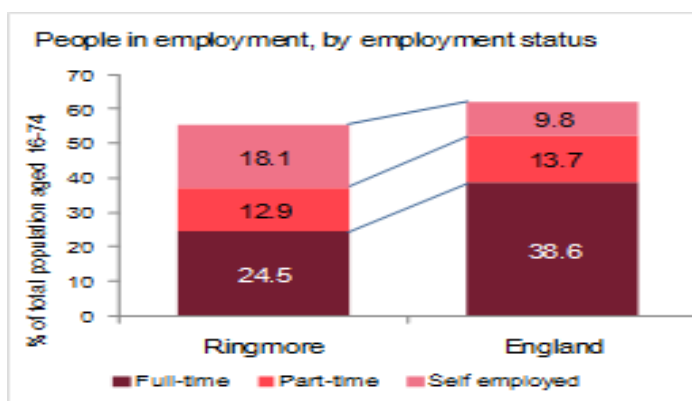


A total of 84 people responded to this question, of which 74% indicated that they do not think there is a need for new employment opportunities in the parish. A cross-comparison with age category of responders has been made and no biases due to age were indicated.

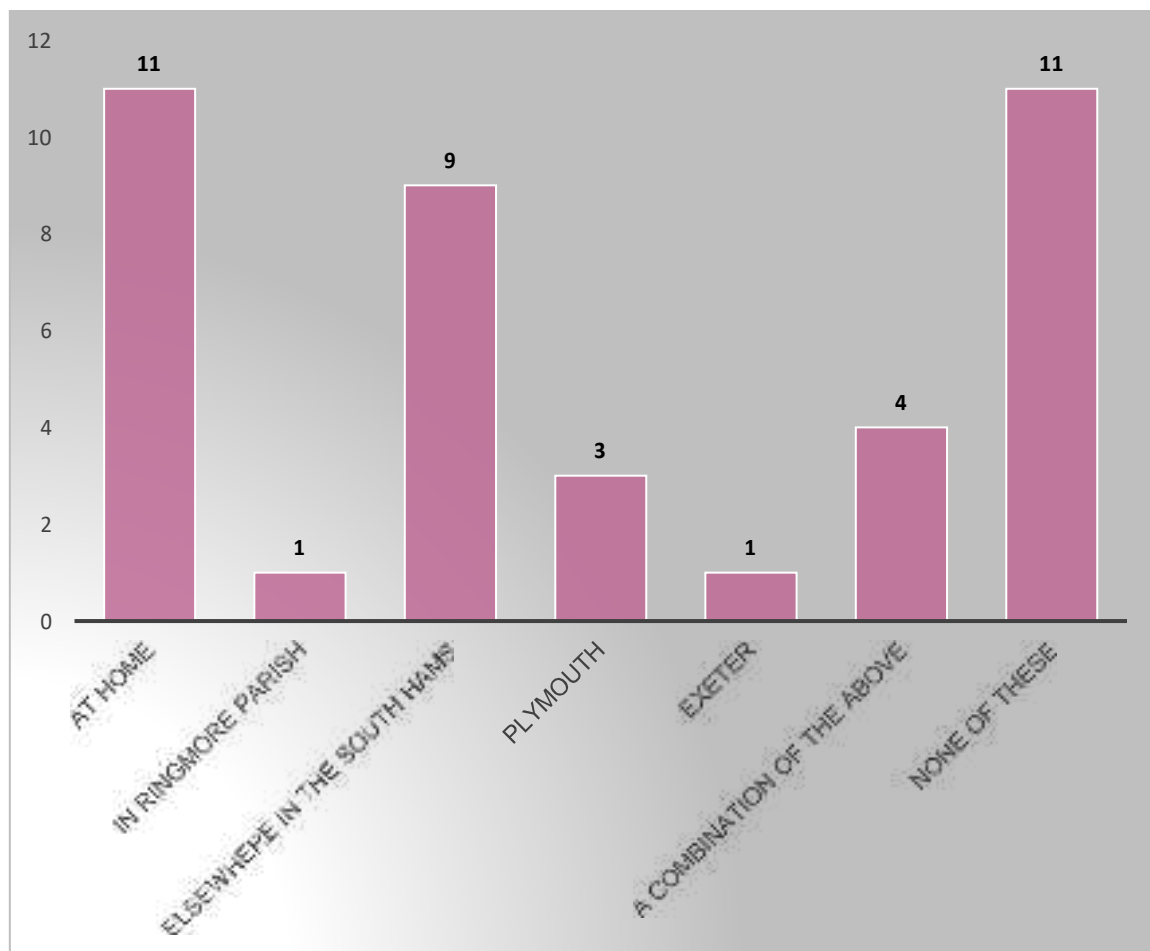
Question 32 asked participants to indicate what their current employment status is from a range of options.



A total of 99 people answered this question, 33% of whom have indicated that they are in employment. Again, this is a low proportion of the working population when compared to the census data below which indicates that 55.5% of the population are in employment.



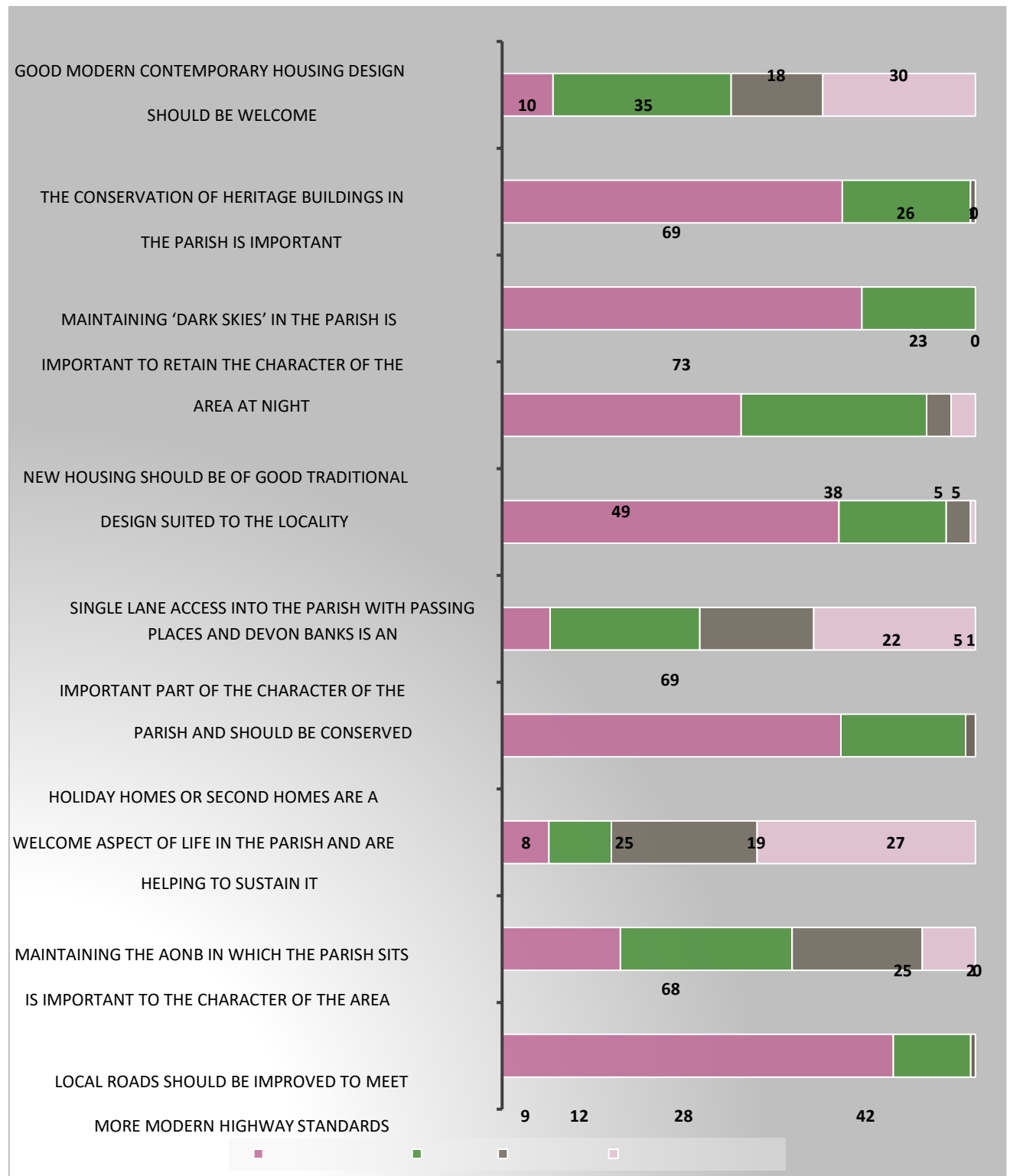
Question 33 asked participants who identified themselves as employed to indicate which from a list of options best describes where they mainly work.



A total of 35 people answered this question. The results indicate that at least 34% of people work within the parish compared to at least 37% working elsewhere.

ABOUT OPEN SPACE & ENVIRONMENT

Question 34 asked participants to score the extent to which they agree with a list of statements about the local environment.



HOLIDAY HOMES OR SECOND HOMES ARE HAVING

22

9

A NEGATIVE IMPACT ON THE CHARACTER OF THE
PARISH

20

29

THE PEACE AND RURAL LOCATION OF RINGMORE
PARISH INCLUDING ITS PROXIMITY TO THE SEA IS
ITS MOST IMPORTANT ASSET

16

0

81

Strongly Agree

Agree

Disagree

Strongly Disagree

A total of 99 people responded to this question. If the most strongly supported statements are identified by combining the participants' scores for "strongly agree" and "agree" and that have a combined value of more than 70% of participants in agreement, they can be listed in order of commonly held views and opinions as:

- **The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset** (98% of respondents)
- **Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night** (97% of respondents)
- **The conservation of heritage buildings in the parish is important** (96%)
- **Maintaining the AONB in which the parish sits is important to the character of the area** (94%)
- **Single lane access into the parish with passing places and Devon Banks is an important part of the character of the parish and should be conserved** (92%)
- **New housing should be of good traditional design suited to the locality** (88%)

Using the same approach of combining participants' scores for "strongly disagree" and "disagree" to identify the collective view, the only statement that is opposed to by at least 70% of respondents is:

- **Local roads should be improved to meet more modern highway standards** (70%)

In addition to the respondent's choices illustrated in the chart above, there were 46 incidences of "no opinion" which have not been illustrated: Perhaps of interest, is the fact that the majority of the "no opinion" responses were tied to the two categories presenting the pros and cons of holiday / 2nd homes – with equal numbers of "no opinion" responses against each option.

Question 35 asked participants to submit any further comments they would like to add.

36 people submitted comments, 64 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **The local roads are already choked in holiday season and by commercial vehicles – further growth should be prevented and lanes maintained to suit local access needs** (14% or 5 commentators)
- **Conserving the green and tranquil landscape of the AONB is priority** (14% or 5 commentators)
- **No further housing developments particularly open market – the services, jobs, environment and infrastructure cannot support** (12% or four commentators)
- **Conserving the “dark skies” and preventing light pollution is a priority** (10% or three commentators)
- **No further development of caravan parks except to improve visual impact** (10%)
- **Conserve the traditional character of Ringmore village** (8%)
- **Proportion of holiday homes should not grow – only allow new homes for local residents** (8%)
- **More effective use of community buildings** (6% or two commentators) Typical

comments from respondents which illustrate these points include:

“Damage to property by excessive seasonal traffic and vehicles too large for Ringmore lanes needs to be considered in the plan”

“Are holiday makers using the pub and the church preferable to a resident never using either?”

“We need small houses for young families and small bungalows for retired people”

“Holiday homes are inevitable and help support the economy”

“Either the Parish room or the WI hall needs to be closed so that we can concentrate fundraising to one building”

“The church pews should be removed to make it a multi-functional building”

“Maintain our precious hedgerows”

Part 2: For respondents considering moving home

Survey responses and feedback from DCT's Rural Housing Enabler: One couple over 55 completed this section of the survey and identified their needs / aspirations as;

- **Open market, 2 bed property**
- **They want to move in next 3 – 5 yrs.**
- **They have sufficient funds to buy open market property**

Part 3: For Affordable Housing need if applicable

Survey responses and feedback from DCT's Rural Housing Enabler: One family completed this section of the survey and identified their needs / aspirations as;

- **Family needing 2 bed property**
- **They want to move within 1 – 3 yrs.**
- **They are seeking affordable rent or self/custom build**
- **They meet the financial and local connection criteria for affordable eligibility**

Appendix (v) Third Community Consultation at The Broch, Challaborough 1st August 2019



Dear All,

You may be aware that, over the last two years, I have been attending meetings as a member of the ***Ringmore Parish Neighbourhood Plan Steering Group***. In this role, I've been doing my best to represent the interests of Challaborough residents. The Neighbourhood Plan has now progressed to the point of a first draft but before this is finalised I felt it would be useful for you to be brought up to date with its main points and give you an opportunity to air your views and confirm that we're getting it right.

Once completed and approved, the Neighbourhood Plan will act as a guide to the planning authorities wherever decisions need to be made on planning applications and on proposals for new developments. So, it will be an important influence on how Challaborough and the rest of Ringmore Parish will look and feel over coming years.

You are invited to an informal evening get-together, for those living in Ringmore Parish, ie on the west side of the stream, **at 7pm on 1st August, 2019, at The Broch, Challaborough.**

After a bit of socialising, I'll briefly outline the various sections of the Neighbourhood Plan and draw your views on what has been proposed thus far. Your comments on anything that has been missed out would also be very welcome. Your opinions will then be fed back to the Steering Group.

Looking forward to seeing you there,

Malcolm

(The Broch, Challaborough)



Ringmore Neighbourhood Plan Steering Group

Challaborough Residents Consultation – July 2019

The Steering Group has met regularly and carried out a questionnaire drawing opinions from parish households. Group members have attended training sessions on neighbourhood plan development. Individual members of the Group have researched and drafted text for sections of the Plan, along with defined policies under specific headings. These have been subjected to thorough scrutiny within the Group and revised until a consensus is arrived at.

Thus far, agreed headings are:

- *Introduction*
- *Housing*
- *Employment*
- *Tourism and Holiday Parks*
- *Landscape and views, open spaces and environment*
- *Heritage Assets*

Challaborough residents of Ringmore Parish are asked to consider whether there are any further headings they would like to see included in the Plan.

The Introduction is intended to set the scene for the Plan and provide background information on the Parish. This is followed by the various sections listed above. Under each of these headings a range of **DRAFT** policies have been drawn up along with justifying text.

Challaborough residents of Ringmore Parish are invited to comment on the following DRAFT policies

Housing

Policy 1- Housing Allocation for Local Needs in Ringmore Parish

Development to satisfy local housing requirements will be supported where justification in line with local needs is identified and if: -

- i) The requirement for development for local housing needs is clearly demonstrated
- ii) The development meets the constraints of all applicable higher-level policies and material considerations.

Policy 2- Protection of unique character of ANOB, Conservation and Heritage Area

Development will only be supported where it can be demonstrated that the: -

- i) The design is of good quality, sympathetic with the character of the surrounding built and, non-built environment
- ii) The unique character of the ANOB/ conservation and heritage areas is maintained (for example "Dark Skies")
- iii) The peace and tranquillity of the Parish is not negatively affected
- iv) Listed Buildings and Heritage assets are not adversely affected
- v) Roof Heights should not impact existing residents through loss of amenity
- vi) Enough "Off Road" parking is provided per household (min 2 spaces)

Appendix (vi)

Ringmore Summer Fayre Consultation 26th August 2019

The RNPSG took a stand at the 2019 Ringmore Village Summer Fayre and mounted an exhibition of the current progress with the Neighbourhood Plan.

The main targets of the consultation was to up date the residents with progress and encourage feed back on “Community Land Trust involvement” and “non designated Heritage Assets” There were forms for individuals to fill in to signify their interest.



There was very little interest shown at the fayre resulting in no one indicating their wish to be involved with CLT and only two people filling in Heritage asset forms. One visitor left a comment on the the notice board.

Later it was resolved that the poor attendance was due to most residents being engaged in running stalls at the Fayre and not able to access the stand. Consequently, a further “Open Morning Event” was organise for November, which was better attended.

The Ringmore Neighbourhood Plan Steering Group

A Presentation of the Neighbourhood Plan – to date

10.30am to 12 noon Saturday 16th November, WI Hall

Everyone welcome

See The Vision for the future development of the Parish

See the progress and draft policies as they stand

Housing, the Environment, our Heritage, Employment & Business, Tourism

Speak to members of the Steering Group

Have your say on content or direction

Free refreshments:- coffee/tea and biscuits



From: David and Susie Milne-Smith [mailto:milne_smith@hotmail.com]

Sent: 17 November 2019 16:00

To: Richard Baker; 'Mike Wynne-Powell'; mike.campbell@mvvuk.co.uk; 'malcolm findlay'; candrpiercy1416@gmail.com

Subject: Re: Saturday am

General impressions expressed by those who approached the Environment desk were very positive indeed about the work of the SG as a whole. Some had flicked through the Draft NP and skimmed the Questionnaire summary. They seemed to agree with the reinforcement of the need to preserve the AONB as much as is possible. I know that there was much discussion with MWP at the next desk on Heritage assets. Also expressed concern at what had happened in the Challaborough camp site but I am sure this was raised with MF.

The subject of affordable homes in a mix for development was raised in open forum and I discussed this with the person concerned later in the morning, catching him up on the latest version of the JLP and the policy for Development in the Countryside.(JLP - 5.166/7, S10 and TTV26). He was content...

I will also look at the possibility for the inclusion of a Renewable piece for discussion at our next meeting.

From: Mike Campbell [mailto:Mike.Campbell@mvvuk.co.uk]

Sent: 18 November 2019 07:55

To: David and Susie Milne-Smith; Richard Baker; 'Mike Wynne-Powell'; 'malcolm findlay'; candrpiercy1416@gmail.com

Subject: RE: Saturday am

Impressions gained from those that visited Housing and Infrastructure:

1. Housing development was top priority and the requirement to properly manage future build as only for local needs shone through.
2. All the protections currently written into policy based upon Parishioners priorities during our survey are spot on.
3. Infrastructure so far again spot on in regard to Parishioners priorities.

So, we must be moving in the right direction.

Regards/ Mit freundlichen Grüßen.

Mike Campbell

From: Mike Wynne-Powell [mailto:wynnepowellmike@gmail.com]

Sent: 16 November 2019 15:42

To: Richard Baker

Subject: RNPSG Drop in 16th November 2019

Attendees 22 plus RAB, MW-P, MC, D M-S & MF.

Five very small versions of pictures (full size available for printing if required).

Copy of Kathy Pratt's Heritage Asset request.

Keith Bedborough plans to write to Parish Council ref Stink Pipe.

Gavin Priest asked about housing.

Mr Smarridge asked about effect of Neighbourhood Plan, whether there was a specific reference to building in ones own garden. Answered no, would still have to meet the three tiers of rules, NPPF, JLP and Neighbourhood Plan if in place.

From report on Ringmore Parish Website – Results of RNP Questionnaire

Part 3: For Affordable Housing need if applicable Survey responses and feedback from DCT's Rural Housing Enabler: One family completed this section of the survey and identified their needs / aspirations as;

- Family needing 2 bed property •

- They want to move within 1 – 3 yrs. •

- They are seeking affordable rent or self/custom build •

They meet the financial and local connection criteria for affordable eligibility

Mike

Ringmore Neighbourhood Plan

Questions for Businesses

1. Define the area of land involved in the business within the parish of Ringmore
 2. What portion of this area is:- a) owned, b) rented and who is the landowner
 3. What could be done that would improve your business
 4. How many employees are involved in the business other than the owner and immediate family.
 5. Are these full time all year round jobs or part time or seasonal jobs.
 6. Do you employ sub contractors as a routine in the business.
 7. Do you have any problem recruiting suitable employees.
 8. Do your employees have any difficulty with transport to and from work. Do you have to provide transport for them at any time ?
 9. How does traffic in the parish affect your business.
 10. Do you have a policy towards wildlife on your land. Do you receive any grants etc connected to the environment on or around you land. Does preservation of habitat or wildlife damage your business.
 11. Will Climate Change actions mean that you are thinking of changing your crops or methods of farming ?
 12. Are you thinking of planting any trees etc.
 13. Are you thinking of any power generation projects ?
 14. Do you have any problem with services to the business premises eg. electricity, drainage, flooding, sewage, water pressure, broadband, telephone. What impact would improvement to any of these services have on the business.
 15. Do you have any plans to expand the area currently used in the business.
 16. Do you have any plans to build any permanent buildings for use of the business.
 17. Are you likely to sell any land currently used in the business.
 18. Would you consider offering this land for housing or business development.
-

Ringmore Neighbourhood Plan - Consultation with Local Businesses

Business: Bigbury Bay Holiday Park

Date: 27th January 2020

A delegation from Ringmore Parish Neighbourhood Plan Steering Group consisting of Mr Richard Baker, the Steering Group Chairman, and Dr Malcolm Findlay, visited Bigbury Bay Holiday Park on the afternoon of 27th January 2020. They met with Steve and Mark, who co-manage the park.

Richard Baker opened the meeting by giving an overview of the Ringmore Parish Neighbourhood Plan and how it would be used in making decisions related to planning and development once it passes through the various stages and comes into force. Steve and Mark kindly responded to a series of questions, the answers to which form the basis for meeting notes that follow:

Background Information

Bigbury Bay Holiday Park is a large static caravan holiday park which is wholly within Ringmore Parish. The park occupies part of the western slope of the Challaborough Valley and is accessed via a turn-off from the Challaborough Hill road, to the south of Ringmore village. All traffic related to the site passes through Ringmore, with the exception of caravan removals and deliveries, which are made using a track on private land owned by Mount Folly Farm.

Bigbury Bay Holiday Park is licensed for 149 caravan units but this licence dates back to a time when the average length of static caravans was much less than it currently is, thus the actual number of caravan units, as of January 2020, is 100. All static caravans on Bigbury Bay Holiday Park are single units, rather than double ones which are often referred to as “lodges”. The park does not operate a hire fleet of caravans so all of the units on the park are privately owned, with the owners attending to their own cleaning and upkeep. Owners do have the option of renting out their caravans but this is not encouraged by the park management and, in any case, most owners prefer to retain their caravans for personal holiday use.

Caravan owners on the park may keep their caravans for up to fifteen years, at which point the caravan must be replaced. The park operates a trading relationship with Surf Bay Caravans, Ltd, based in Winkleigh, central Devon, toward servicing this contractual requirement. Twenty new static caravans were sited on the park in 2019 as part of this arrangement.

Business ownership, management and staffing

Bigbury Bay Holiday Park is owned by Iford Caravans Ltd., which is a private limited company based in Poole, Dorset. Steve and Mark explained that representatives of the owners visit the park only rarely, preferring to devolve all aspects of management to local staff. They noted that, as a management team they are sub-contracted by Iford Caravans Ltd. so are not, strictly speaking, members of park staff. Only one part time administrator is directly employed by the park and this person commutes into Ringmore Parish from a town that is 12 miles distant.

While Steve and Mark are experienced and skilled across a range of areas and carry out as much of the work on the park as is feasible, other aspects of management that are beyond their capacity, including refuse removal, electrical work, cranning, etc, are devolved to sub-contractors from outside Ringmore Parish

Infrastructure

The park managers explained that all of the sewerage from the site runs downhill to finish in the SW Water pumping station situated in the neighbouring Parkdean Holiday Park, from where it is pumped uphill to the Bigbury-on-Sea treatment works. They noted no particular problems to date with this arrangement.

Mobile phone reception was reported as being “patchy” across the park, with the signal being lost where the land slopes down towards the base of the valley. This is countered by caravans in the park having access to landline provision with accompanying broadband availability.

The managers commented on traffic problems generated by the pressure exerted on the road system within the parish, particularly during holiday periods. In their opinion, however, traffic accessing Bigbury Bay Park was fairly steady year-round and the vast season fluctuation is more likely to be related to Parkdean’s hire fleet operation. They agreed that anything that can be done to ease this pressure and to improve safety on the parish road system would be welcome and not impinge upon their business operation.

Steve and Mark had no other comments on Infrastructure.

Environment and ecology

It was explained to the management team that one emerging aspect of the Neighbourhood Plan is the desire to see an approach to lighting in the parish that addresses the problem of light pollution. Steve and Mark noted that most of the outdoor lighting on the park is already “low-level” and they have no plans to install any high-level lighting so any related restrictions that might ultimately feature in the Neighbourhood Plan would not present a problem for the business. They did note, however, that some owners like to occupy their caravans around the Christmas vacation and are prone to putting up temporary decorative lighting displays in this context.

Steve and Mark noted that the park does not receive any grants or other funding for improving the environment but that they do take this aspect seriously. They promote wildlife habitats, eg by nurturing hedges and trees, wherever possible, and schedule maintenance programmes around the need to preserve habitats wherever possible.

Future development plans

Steve and Mark explained that they have drawn up a five-year plan for the holiday park and that the bulk of the work involved in this is based on improving and updating of existing facilities and services. They were clear that the focus of their plan is upon improving the quality of holiday experience rather than expanding the scale of the business. In this context, it was reported that a decrease in the number of caravan units is quite likely. They agreed that the inclusion of policies in the neighbourhood plan that were designed to limit expansion of caravan parks in Ringmore Parish would not compromise their business.

Richard Baker thanked the Bigbury Bay Holiday Park managers for hosting the visit and for providing comprehensive information on their business.

Key points to emerge from this meeting were:

- Bigbury Bay Holiday Park is operating to 5 year plan which aims to improve quality of the holiday experience rather than expanding the park in any sense.
- No residents of Ringmore Parish are employed by the park
- The park managers believe that running their business does exert year-round pressure on local roads but is not responsible for major spikes in traffic during holiday periods. They would welcome traffic management measures
- Other than the above, the park does not experience any business-limiting infrastructure issues
- The park is committed to reducing light pollution
- The park is committed to maintaining wildlife habitats
- The park managers do not feel their business would be compromised by planning policies that limit expansion of caravan parks in terms of area or number of caravan units

Ringmore Neighbourhood Plan - Consultation with Local Businesses

Business: Mount Folly Farm

Date: 7th February 2020

A delegation from Ringmore Parish Neighbourhood Plan Steering Group consisting of Mr Richard Baker, the Steering Group Chairman, and Dr Malcolm Findlay, visited Mount Folly Farm on the evening of 7th February 2020. They met with Mr John Tucker, who co-owns and operates the farm along with his daughter, Cathy. The purpose of the meeting was part of a RNPSG consultation initiative with local businesses in Ringmore Parish.

The Tucker family farms some land within the parish although most of its land is immediately adjacent to it in the parish of Bigbury.

Over the course of the meeting, Richard Baker provided Mr Tucker with a broad overview of the Ringmore Parish Neighbourhood Plan and the role the Plan might play in decisions related to planning and development, should it be approved and come into force. Mr Tucker kindly responded to questions around his plans for developing Mount Folly Farm over coming years and also presented a very interesting range of ideas on how he and other farmers in the area might contribute to future development of the area and improve amenity for both residents and visitors. The discussion forms the basis for meeting notes that follow:

Background Information

Mount Folly Farm is based at the top of Folly Hill in the parish of Bigbury, South Devon, though a substantial part of its 650 acre holding is situated within Ringmore Parish. The Tucker family relocated from East Prawle to take ownership of the farm in 1983 and since then have, through various land acquisitions, steadily expanded to reach its current extent. The farm engages in a diverse range of agricultural and tourist-related activities which include growing cereals and vegetables, livestock farming, car-parking, camping, self-catering holiday accommodation, and weddings. The farm is heavily committed to vegetable crops including, amongst others, cauliflower and cabbage, and provides employment related to the harvesting of these. Static caravans are delivered to, and removed from, the two caravan parks in Ringmore parish along a track that runs across land belonging to Mount Folly Farm.

Mr Tucker is a well-known character in the local area and is highly respected for his approach to maintaining its rural character and also for his engagement with charitable activities.

Infrastructure

In discussing infrastructure, Mr Tucker expressed particular concern over the ability of the current local road network to cope with current and inevitable future demand. He highlighted the section of single track road, with three passing places near to Harraton Cross which prevented the free flow of traffic to and from these cross roads. He went on to give further examples of severe summer traffic congestion caused by the numbers of cars heading to and from beaches at Challaborough and Bigbury, and the times he had been unable to proceed with essential movements of agricultural machinery. Mr Tucker acknowledged that it was unlikely that state funding would become available to alleviate the situation so offered his own carefully considered solution, which involves employing local farmers in small but strategic road widening projects. In his scheme, farmers would do the work of digging out banks and preparing sections of road for ultimate finishing by professional tarmac companies. He believes this approach would result in vastly reduced costs and could be part of a reciprocal arrangement for housing provision, discussed below.

Mr Tucker indicated that he did not experience undue problems in his operations in Ringmore parish due to poor communications and internet signal. He did nevertheless propose that there is significant room for improvement and is supportive of siting masts and other apparatus wherever these will provide maximum benefit. He also commented upon the strain that has been imposed upon the sewerage system in Challaborough due to expansion of the holiday caravan parks without an adequately planned system for dealing with the huge increase in sewerage during the holiday season.

Housing

Mr Tucker expressed a strong desire to see local settlements functioning as communities, rather than being holiday home dormitories. He suggested that more affordable housing provision, coupled with measures to

control traffic flow through settlements could be key catalysts for this. He was of the view that quid-pro-quo arrangements with local farmers could be a useful tool in this respect, with landowners being allowed to pursue small scale housing development projects provided that they include housing that is demonstrable affordable and will remain so for perpetuity. Farmer engagement in the road improvement scheme mentioned above could also be offset against consent for housebuilding.

Environment

Mr Tucker gave a range of interesting examples of the provision he makes for nurturing wildlife in the course of his farming operations. This included tree-planting and hedge management, in particular timing the cutting of hedges to avoid disturbing nesting birds. He commented on the prevalence of sparrow hawks on parts of his farmland and the negative effect their predation is exerting upon other local bird populations.

Employment

With Mount Folly Farm being based in the Parish of Bigbury, employment is not directly accountable in the Ringmore Parish Neighbourhood Plan. The farm does nevertheless provide employment opportunities for Ringmore parishioners. None of the current farm staff live in Ringmore parish though, and the work is inevitably quite physical and hence not well suited to Ringmore's generally older residents.

Future plans for land in Ringmore Parish

In the course of the meeting, Mr Tucker noted that he had no plans to further extend the farm's current acreage. He was asked whether he had any particular intentions for his land in Ringmore parish, specifically whether any form of diversification, such as installation of solar panels or wind turbines, was planned. He replied that he had no plans in this respect.

Richard Baker thanked Mr Tucker for hosting the visit and for sharing his ideas on how development in Ringmore parish might be approached in a mutually beneficial way.

Key points to emerge from this meeting were:

- That connectivity for road traffic is the predominant factor in allowing for and coping with any future development in Ringmore and adjacent parishes, for business or residential purposes.
- The current road network is inadequate for the volume of tourist and day-visitor traffic and the resultant congestion is hampering farming operations
- Mr Tucker believes a solution to the current traffic problems may lie in a road widening programme that would involve local farmers doing the initial stages of the work
- Mr Tucker is supportive of any necessary installation of equipment that will improve communications and broadband capacity
- Mr Tucker is supportive of any measures that would improve amenity in local settlements and encourage full-time occupation by families
- Mount Folly Farm engages in measures to nurture and support wildlife
- There are no plans for Mount Folly Farm to diversify use of agricultural land in Ringmore parish
- There are no current plans for Mount Folly Farm to acquire more land in Ringmore parish

Meeting with Dudley and Adrian Hext, Farmers. Neighbourhood Plan Consultation with R A Baker , 15th March 2020 at Kimberley.

The Hext family farm is at Holywell Farm, St Ann's Chapel and they farm land in Bigbury and have the most land for farming in the parish of Ringmore. The Hext's have been farming in the parish since 1890.

The Hexts labelled on a map, the fields in the parish which they currently farm either as owners or as permanent tenants. Occasionally they also use other single fields under separate ownership for sheep grazing eg. The Glebe Field, Coach House field and the field next to Ayrmer House.

They are mainly sheep farmers with some beef cattle. They grow crops for winter feed and occasionally as cash crops eg. barley.

They employ, in addition to their two selves and family, one self employed contract worker for 3 days per week. He has been with them sometime, so they have not had the need to recruit in recent years. They also employ specialist farm contractors for specific jobs on a when needed basis but mostly do everything themselves. They work long hours 7 days a week.

They were asked "what could the Neighbourhood Plan do to improve their business". They felt they needed to think about that and may come back with an answer later.

Dudley felt that he had little difficulty with traffic and most cars waited for him to get out of the way !

They do not have a formal policy for wildlife and did not appear to be receiving any grants but they do take care to preserve the countryside by doing everything in moderation and obeying the rules regarding hedge cutting etc.. They have kept pheasants and promoted their shooting rights as a small income earner.

They did not think that climate change would change their way of farming in the foreseeable future and had no plans to install wind generators or solar panels on their land. They also had no plans to plant trees and were very unsure of the economic value of doing so.

They didn't report on any problems with services eg. drainage, electricity, broadband etc and felt that the land was so well drained that flooding was not an issue. Although some farm machinery is equipped with satellite navigation etc they didn't think that they would get much benefit from this but they had found mobile phones helpful and got reception in most areas but not all.

They had no plans to sell any land or to build any farm buildings.

RAB explained the role of a Neighbourhood Plan in the national and local planning process and Dudley admitted that he hadn't realised how important it might be. However in the light of this understanding he didn't think he needed to modify any answers they had given.

Ringmore Neighbourhood Plan - Consultation with Local Businesses

Richard & Lesley Harwood

We are well advanced in composing the Ringmore Neighbourhood Plan and are consulting businesses in the parish for their views. The neighbourhood plan is the third tier of the National Planning Policy and when finished will become part of that legal framework.

There is nothing in the plan that would directly impact your business but we would like to know

if there is anything that could benefit your business and would therefore like to ask a few questions.

None of your answers will be directly quoted or used in our report but your answers will inform the steering group together with other businesses as to what is needed.

1. What could be done in Ringmore that would improve your business
2. How many employees are involved in the business other than the owner and immediate family.
3. Are these full time all year round jobs or part time or seasonal jobs.
4. Do you employ sub contractors as a routine in the business.
5. Do you have any problem recruiting suitable employees.
6. Do your employees have any difficulty with transport to and from work. Do you have to provide transport for them at any time ?
7. How does traffic in the parish affect your business.
8. Do you have any problem with services to the business premises eg. electricity, drainage, flooding, sewage, water pressure, broadband, telephone. What impact would improvement to any of these services have on the business.
9. How much of the business is inside Ringmore Parish incl Challaborough
10. Do you have any plans to expand the area currently used in the business.
11. Do you have any plans to build any permanent buildings for use of the business.
12. Will Climate Change actions/legislation have any effect on your business
13. Do you think that widening the road system would aid your business or would it make the area less attractive to customers/guests?

Neighbourhood Plan – Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory policies to shape how to develop their area and is written based on the views of the community.

28.08.17	Individuals have been canvassed via the Garden Party
01.10.17	Followed by Survey published in Newsletter.
04.10.17	Consultation at Apple Pressing.
16.04.18	Questionnaire delivered to each residence in Parish, which included housing needs survey.
08.01.19	Independent analysis final version received.
26.08.19	Community consultation at Ringmore Fayre.
16.11.19	Community consultation, Open Forum WI Hall, draft Chapters of NP available for inspection.

Correspondence with Parkdean Resorts

14/11/17 - 5/2/20

malcolm findlay
Wed 05/02/2020 16:44

- Steve Radford;
- Richard Baker

Dear Steve,

As promised when we spoke earlier today, here's a note to prompt you to let me have a day/time next week that would suit you for meeting up to talk about the Ringmore Parish Neighbourhood Plan. I've copied in the Steering Group Chairman, Richard Baker - if you "reply to all" Richard can also check his availability and confirm.

Best wishes,
Malcolm

5th February 2020

MF had conversation with Mr Radford in Parkdean car park. MF reminded him that the Neighbourhood Plan Steering Group is still very keen to meet so the purpose and aims of the Plan can be outlined, and so that Parkdean Resorts can have input before the Plan is finalised. Mr Radford agreed that, if MF sent an e-mail message, he would reply with a date and time that would suit him.

malcolm findlay
Sun 29/09/2019 13:45

Dear Steve,

I hope that you have had a good summer season and that you've enjoyed your regular dips in the sea. Sadly, both will soon be a distant memory!

You may recall that, some time ago, we were trying to set up a meeting to talk about the Ringmore Parish Neighbourhood Plan. I'm pleased to be able to report that the Plan is nearing its first draft stage. I'm dropping a line to ask if you'd like to meet with a couple of the Steering Group members to discuss the Plan and offer some input from Parkdean Challaborough?

Let me know if you're interested and we can tie down a time.

With best wishes,
Malcolm

1
Yes sorry Malcolm,

I have spoken to Karl and will be in touch to try to arrange a suitable date.

Kind Regards

Steve

From: malcolm findlay [mailto:malcolmfindlay@outlook.com]
Sent: 02 October 2018 09:25
To: Steve Radford
Cc: Richard Baker
Subject: Ringmore Parish Neighbourhood Plan

Dear Steve,

Ringmore Parish Neighbourhood Plan

I'm just following up on our most recent conversation about development of the Ringmore Parish Neighbourhood Plan.

You indicated that it would be possible for your Regional Manager (Carl?) to attend a meeting at which the neighbourhood planning process could be explained and there would be an opportunity set out views on how Parkdean Challaborough Bay could be set within the context of the Plan. I am happy to report that the Plan is progressing well, with responses to a questionnaire that was distributed in Ringmore Parish now being processed as a means of informing policy development.

I am writing again to ask if you and your Regional Manager can be available at some point in the near future to meet with members of the Neighbourhood Plan Steering Group. We will be happy to meet on a date that is convenient for you. Please let me know.

With best wishes,

Malcolm

malcolm findlay
Sun 18/03/2018 13:52

Steve Radford

Dear Steve,

This weather must be driving you mad, given that things are underway for a new season. Let's hope it improves soon.

There is a Ringmore Parish Neighbourhood Planning Group meeting coming up this week and I'll probably be asked if there is any word of a date for a meeting with yourself and your Regional Manager. Can you let me know what I should report when asked? If it's a problem fitting this in with

the Regional Manager's visit, would you be happy to give the Group (probably along with a delegation from Bigbury) an hour of your time sometime in the near future? The kind of things they will ask were laid out in that letter I dropped off with you a few weeks ago.

On a more local note, I see that Gary Rix has left you and I wondered if the Sales Team are aware that the "for sale" caravans should be in the designated sales area?

With best wishes,

Malcolm

5th February, 2018

MF visited Mr Steve Radford , General Manager, Parkdean Challaborough, in his office at the holiday park and had a brief conversation on progress with the Neighbourhood Plan, noting the importance of getting in touch with local businesses. MF passed the letter below to Mr Radford Bay.

3rd February, 2018

Mr Steve Radford, Manager
Parkdean Challaborough Bay
Challaborough
Kingsbridge
Devon
TQ7 4HU

Mr Richard Baker, Chairman
Ringmore Parish Neighbourhood Plan Steering Group
Kimberley
Ringmore
Kingsbridge
Devon
TQ7 4Hj

Dear Mr Radford,

Ringmore Parish Neighbourhood Plan

A member of our Steering Group, Malcolm Findlay, has already been in touch with you regarding the Neighbourhood Plan for Ringmore Parish. We are very pleased that you have agreed to a meeting that will also include the Regional Director for Park Resorts.

As Malcolm will have explained, a neighbourhood plan is a community led initiative for guiding the development of an area into the future. It addresses the use and development of land and can include ideas and proposals for future developments. Once approved, the neighbourhood plan carries far more weight than previous village or community plans. It sits with the Joint Local Plan as part of the statutory planning framework under which all developments in the South Hams, Plymouth and west Devon areas are expected to comply.

Parkdean Challaborough is a significant business operation that spans both Bigbury and Ringmore Parishes and both neighbourhood planning groups are keen to ensure that the views and aspirations of Parkdean are properly considered. We would therefore propose that a small delegation from Bigbury should join with us when we meet. Doubling up in this way will be a more efficient use of your time and should help coordinate the two plans so that conflicting development guidance does not emerge in the future.

To give structure to our consultation and so that you have advance notice of the kind of information that will inform the process, I attach a document which includes general headings and some space for you to jot down a few notes prior to our meeting.

Can you please let me know if you are happy to meet with both planning group delegations at the same time? I very much look forward to meeting with you and your colleague. Please let Malcolm know whenever it will be convenient to meet.

Yours sincerely

Richard Baker
Chairman, *Ringmore Parish Neighbourhood Plan Steering Group*

malcolm findlay
Wed 15/11/2017 09:55

Steve Radford

Dear Steve,

Thanks for coming back on this. The earliest convenient date would be best, to ensure that your views and any aspirations for future development can influence the Plan as it develops.

best wishes,
Malcolm

From: Steve Radford <Steve.Radford@Parkdean-Resorts.com>
Sent: 15 November 2017 08:56
To: 'malcolm findlay'
Subject: RE: Ringmore Parish Neighbourhood Plan

No problem Malcolm, I will speak to my RD and see if he can attend. Any idea of a rough date.

Cheers

Steve

From: malcolm findlay [mailto:malcolmfindlay@outlook.com]
Sent: 14 November 2017 14:23
To: Steve Radford
Subject: Ringmore Parish Neighbourhood Plan

Dear Steve,

I called by a couple of times last week but Reception staff said you were on holiday so I've taken to e-mail.

I was press-ganged by fellow residents into becoming part of the Ringmore Parish Neighbourhood Plan Steering Group, in order to ensure that there's a voice for Challaborough as this initiative develops. The Neighbourhood Plan, once drawn up, has to be approved by the District Council and voted on by residents of the Parish. If it gets through these stages it assumes a place alongside the Local Council's Area Plan and the Planners have to use it as a guide when making planning decisions.

I have had to work hard to get the rest of the Steering Group, who are mainly from Ringmore village and don't often consider the wider picture, to acknowledge that the two large businesses operating in the Parish – yourselves and the Top Site – need to be consulted in the development of the Plan. I pointed out that any planning and development decisions that impact on local infrastructure have to be made in the context of the seasonal variation that exists here and, given that the Neighbourhood Plan may promote aspects such as traffic calming measures, the impacts on operation of the two parks must be considered.

I agreed at the last meeting of the Steering Group that I would contact the Managers of both Parks to see if meetings can be arranged to get their perspectives on how the Parks are likely to develop and how the Neighbourhood Plan can accommodate their aspirations. Ideally, for Parkdean, this would involve a small delegation from the Steering Group meeting with yourself and perhaps your Area Manager (or whoever has oversight of planning and development of the Park). The meeting can be held whenever your colleagues are on a visit, during weekdays or evenings.

Can you let me know if such a meeting might be possible to arrange and, if so, when it might be convenient? I'll take your response back to the Steering Group and get things organised as required.

With best wishes,
Malcolm

Summary of Business Consultations:-

1. Businesses who had facilities in Bigbury had not been consulted by Bigbury NP to give their view. There was some appreciation that Ringmore was making an effort.
2. The consultation resulted in a much better understanding of the role of the NP in future planning decisions which may affect the businesses.
3. The major conclusion was that in business terms there could be no major expansion in the Ringmore-Bigbury area without substantial road improvements from Harraton Cross to the sea.
4. There were suggestions of how this might be done but they were outside the remit of Ringmore NP and their costs were significant and hard to justify.
5. Neither of the farmers had plans to expand buildings in the parish or invest in solar or wind farms. They did not see a change to their business due to climate change initiatives.
6. They were happy with the local services including broadband and satellite technology.
7. They had very few employees employed in the parish, relying mainly on family members and staff who had been with them for a long time. Such staff did not live in Ringmore Parish.

Both farmers relied on good husbandry to promote wildlife but did not have formal policies in place