

**Ipplepen Neighbourhood Plan
Community Consultation
Wednesday 18th September 2019**



Introduction

The event saw a total of 26 tick box responses received on the day and six comments provided on the comment cards. A further 42 tick box response and one comment were received within 2 weeks on the event completing. Overall the event generated 68 tick box responses and seven sets of comments.

The tick box questions addressed five topics, namely Homes, Climate Change, Design, Biodiversity and Parking & Highways. Each respondent was asked to tick all those boxes per topic with all those considered important to the responder. Therefore some respondents chose not to tick any choices whereas some tick all available options.

Each question was also accompanied by an opportunity to provide additional comments relating to the topic which sought to reveal anything which wasn't provided as an option on the list.

Homes

Number of responses	Question options
8	Delivery of 100-120 homes
34	The requirement for more small homes (1 & 2 bed) than larger homes (3,4 & 5 bed)
32	The delivery of 36 affordable homes
15	The provision of more rented properties
19	The provision of adaptable and accessible properties
15	The provision of Custom & Self build plots
Comments	
<ul style="list-style-type: none"> • To protect rural sites from domestic and commercial development • Improve Ippepen parking • Provision of parking with any new homes. • Could be important to phase the development as requirements and standards are likely to change during the life of the plan. • Homes should be 'build for life' to provide permanent lifelong homes. • I would like to see well-made homes that fit into the character of the village, a representative mix of affordable starter homes and larger 3 & 4 bed homes, so that families can move up the ladder within the village. So we get a cross section of ages. • Small homes should include 3 bedrooms. The nuclear family of 2 parents and 2 children needs 3 beds. • Homes built for local people. • More custom and self build than proposed on the board (min 5)- go to 12 even if later obliged to reduce through a lack of interest. • 100-120 homes is too many! • Don't want any new homes. If people want to move to the village there are plenty of homes already for sale here, buy them. • No second home purchases. Minimum period of Devon residence or family ties. • Developers made to keep to any S106 promises. • Devon rule (3 years resident in Devon and no second home purchases/Air BnB etc. • How to address infrastructure issues- school full, traffic, amenities, doctors- 3 weeks to see a doctor. • Parking considerations to be taken into account. • Make affordable housing affordable to the lower wage and local people. • Before we have any other new homes, check the school have room to take them- doctors? • Use of sustainably sourced materials 	

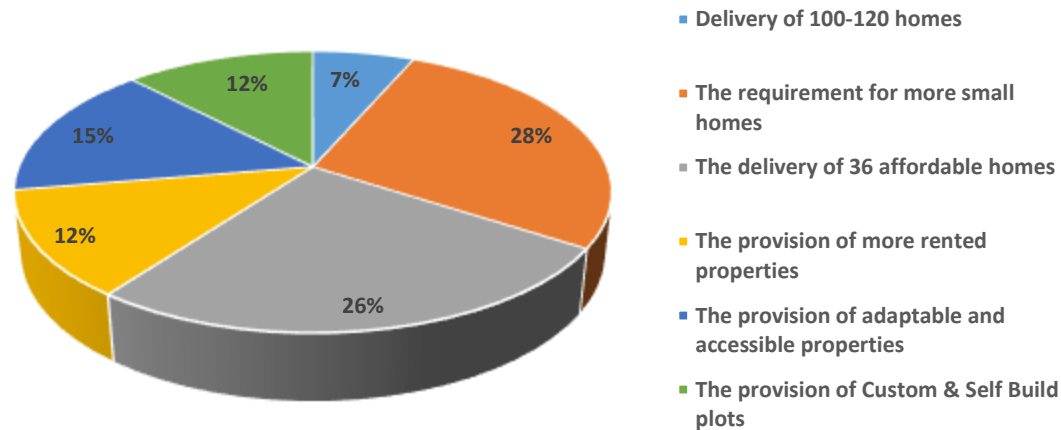
- Plots to have a maximum area possible to be planted, not tarmac or bricked over.
- Access from the site of new homes to main road. Position of new building plots.
- Ample Parking, utilities that will not drain the village, sensible infrastructure (build in-keeping) with the village.
- Doctor's surgery not big enough for more development.

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Housing Summary

What aspects of new residential development in Ipplepen are important to you?

HOUSING



This question on aspects important to include within new residential development, focusing on housing, gained a total of 123 choices.

The requirement for small homes was the most popular choice at 28% or 34 responses but this was closely followed by the delivery of affordable homes at 26% or 32 responses.

The delivery of 100-120 homes came out as the least important option with only 7% or 8 responses but it should be noted that the other more popular options would be delivered through the provision of 100-120 homes.

The additional comments received on this topic identified concerns over the capacity of existing infrastructure in the village, particularly the doctors surgery. They also identified concerns over parking provision and capacity in the village. The quality and

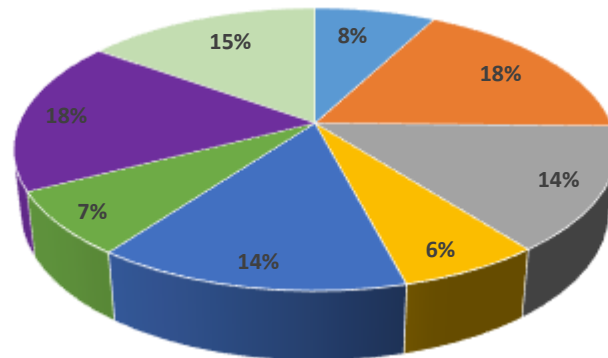
longevity, of homes has been raised with a desire for lifetime homes to be suitable and affordable for local people with the potential for a local occupancy tie for new dwellings.

Climate Change

Number of responses	Question options
18	The inclusion of air source heat pumps (air source and ground source) in new homes
41	The inclusion of solar panels on the roofs of new dwellings
33	The requirement for electric vehicle charging points for public charging
15	The requirement for private electric vehicle charging for each dwelling
33	Ensuring dwellings gain the greatest level of solar gain through design and orientation
17	Include design features for cooling
41	Ensuring dwellings are of the highest energy efficient design and construction
35	Inclusion of grey water harvesting
Comments	
<ul style="list-style-type: none"> • All/any adaptations which will help • Inclusion of solar panels on the roofs of old dwellings and barns • Allow biomass development • Biomass boilers • Drainage- in view of predicated heavy rainfall events • Try to anticipate development in smart control of energy, more reasons in homes etc ... also local marketing of energy- consumers • Surface areas around housing to allow natural drainage i.e. not too much hard surfacing. • Use alternative materials for construction, might be more environmentally friendly. • Solar panels are ugly • Additional carbon emissions- traffic- how will that be addressed (more people will be using their cars to 'pop' down to the co-op. • Keep good infrastructure i.e. buses • Enough parking for each new property. Parking provision for houses near the memorial. • Yes, all of the above • Ease of recycling 	

Climate Change Summary

What aspects of new residential development in Ipplepen are important to you?
CLIMATE CHANGE



- Air Source/Ground Source heat pumps
- Electric vehicle charging- Public
- Solar gain through design & Orientation
- Highest Energy efficient design & Construction
- Solar panels of roofs of dwellings
- Electric vehicle charging per dwelling
- Design features for cooling
- Grey water harvesting

This question on climate change aspects important to include within new residential development, gained a total of 233 choices.

The most important climate change considerations for new dwellings were identified as solar panels on roofs of dwellings and ensuring the highest energy efficient design and construction of new homes, both receiving 18% or 41 responses.

Grey water harvesting was the second most popular choice at 15% or 35 choices. This is closely followed by maximising solar gain through design and orientation and public electric charging points both receiving 14% or 33 choices. It is interesting to note that whilst public charging for electric vehicles was a popular choice the requirement for private charging facilities with new dwellings was significantly less popular at 6% or 15 choices.

The additional comments received on this topic largely supported additional climate change mitigations measures such as limiting hard surfacing to allow natural drainage, consideration of biomass boilers, sustainable and alternative construction materials and smart control of energy. One comment received considered solar panels to be ugly. Overall there is considered to be very strong support for the inclusion of climate change adaptations and mitigations in new residential developments.

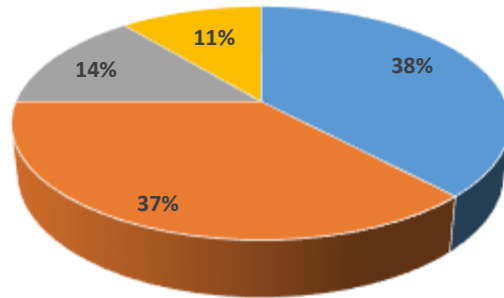
Design

Number of responses	Question options
38	Discreet but accessible bin storage facilities
37	Homes which reflect Ipplepens Character
14	Fewer detached properties
11	Cycle storage areas
Comments	
<ul style="list-style-type: none">• To limit contemporary buildings. They can be marvellous but are often awful.• Investing in design with wellbeing considered• Variation of design- more individual styled houses• Ipplepen will have no character it will become a small town• What is Ipplepen's character- currently it's a hotch potch sprawl out from the centre- there is no overall character.• Adequate parking at the front of the houses and a bit of lawn instead of building to the road edge.• More bungalows x 2	

Design Summary

What aspects of new residential development in Ipplepen are important to you?

DESIGN



- Discreet but accessible bin storage
- Homes reflecting Ipplepen's character
- Fewer detached properties
- Cycle storage areas

This question only had four potentially choices with two of those clearly identified as the most important. The most important was identified as ensuring discreet but accessible bin storage at 38% or 38 choices closely followed by ensuring new homes reflect Ipplepen's character with 37% or 37 choices.

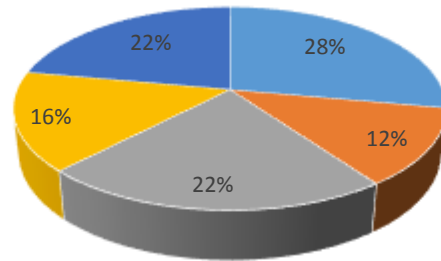
Additional comments received on design were limited but included a request for more bungalows, a desire to invest in design and for design to be varied to include more individually styled homes. Two comments were received which questioned what Ipplepen's character was.

Biodiversity

Number of responses	Question options
48	Retention of existing hedgerows
21	Achieving a new-gain in biodiversity
38	Requiring bee pollinating-friendly planting
27	Ensuring properties include bird boxes
38	Retention of existing trees
Comments	
<ul style="list-style-type: none"> • Retaining hedgerows is vital in all cases • Requiring bee pollination-friendly planting is easy and fun • Loads of new planting • Pond • New tree planting if possible • Bat boxes • Fit in with the village, no other way forward • Leave countryside as it is and the birds and the bees can look after their own well-being. • Bat boxes where appropriate, swift boxes. These should be installed in the church. Hedgehog corridors between gardens. • Existing hedgerows to be maintained. Ownership needs to be established. Hedgehogs- a viable population exists. 6 or more visit gardens in Beech Drive, Clampitt Road and Clarendon Road. Hedgehogs have been RTA's on Clampitt Road, Beech Drive and A381 immediately around the site. • Pond or marsh areas • Development must retain existing hedgerows (rich in sparrows and lpplepen appear to have a good hedgehog population. Developers ecological surveys are often totally inadequate- need to be checked by locals. Take note of the latest State of Nature report- Oct 2019. 	

Biodiversity Summary

What aspects of new residential development in Ipplepen are important to you?
BIODIVERSITY



- Retention of existing hedgerows
- Retention of existing trees
- Requiring bee pollination-friendly planting
- Including bird boxes
- Achieving a net-gain in biodiversity

This question on the biodiversity aspects important to include within new residential development, gained a total of 172 choices.

The most popular option was identified as the retention of existing hedgerows with 28% or 48 responses. This is jointly followed by requiring bee pollination-friendly planting and the retention of existing trees which both received 22% or 38 choices.

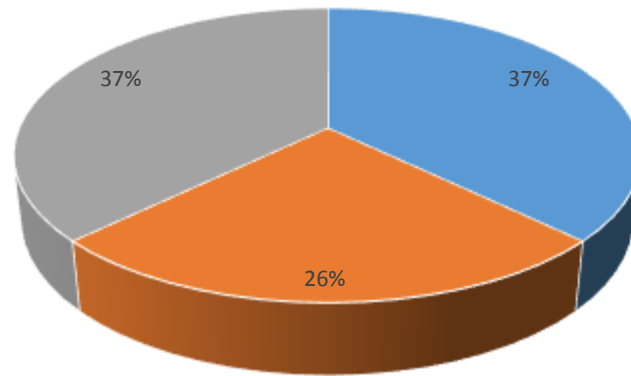
The additional comments received made a number of suggestions including new tree planting and planting in general, the provision of bat and swift boxes and the provision of a pond. These comments also reinforced the need to retain the potential sites current hedgerows because there is a hedgehog population in the area which utilise these natural features.

Parking & Highways

Number of responses	Question options
32	A minimum parking standard
22	Minimum garage dimensions
32	Improved access to the village from the A381
Comments	
<ul style="list-style-type: none"> • Improve access to village via a one way system • Parking is a huge issue so new housing could include satellite parking for the village centre • One way system in the main village if possible • 2 spaces minimum parking standard • Parking reflects the growth in hard-standing development to ensure no loss of garden. • Lower speed limit on A381 from Edgelands entrance towards Totnes to 40MPH at least as far as Bowbridge. • Parking- Fore Street RE: shops & Deliveries- a nightmare. • Reduce need for parking- provide adequate bus service to Newton Abbot town and railway station. Future generations will not be car owners. • No construction traffic allowed on Clampitt Road • More parking considerations taken into account • Car parking area in the village • Minimum garage dimensions will not allow the average car access to the garage and will cause roadside parking which is a problem already • Better access to the village towards Clampitt Road area • Stop parking on pavements and near main road junction x 2 • Absolutely not. • During construction period construction workers and related vehicles not to be parked in adjoining roads. Ipplepen is already congested- too many cars and insufficient parking. • There is already no parking in the village, walk around the streets and see each new house will need two spaces which won't happen. That is without adult children living at home with their own cars. Already some homes have three and even four cars parked outside. 	

Parking & Highways Summary

What aspects of new residential development in Ipplepen are important to you?
PARKING & HIGHWAYS



■ A minimum parking standard ■ Minimum garage dimensions ■ Improved access from the A381

This question on the parking and highway aspects important to include within new residential development, gained a total of 86 choices.

It should be highlighted that this question only presented three potential choices, compared to some other questions with a greater variety of options.

The joint most popular options were identified as introducing a minimum parking standard and improved access to the village from the A381 with 37% or 32 choices each.

This compared with third option to implement minimum parking standards at 26% or 22 choices.

The additional comments received sought improved access to the village, particularly referencing a one-way system through Ipplepen. Improving parking enforcement was also raised to reduce construction parking on residential streets and parking on pavements.

Overall there was a consensus that more parking was needed, particularly provision for the village centre. A point was also made to improve local bus services to ensure that there is a reduced need for parking going into the future.

Consultation Comments on September 18th 2019 Ipplepen Neighbourhood Plan Exhibition

Comment Cards		
Postcode	Comments received	Action to be taken
TQ12 6YH	<p>The potential site between Moor Lane and Dornafeld Road/Drive would lead to increased traffic on the narrow lanes, bottlenecks at the Methodist Church corner would be hard to resolve. At the present time the main road through the village is heavily used and any increase to traffic through the village needs to be channelled elsewhere as the main village road cannot be widened to accommodate more traffic.</p> <p>Although I welcome some new development, I am concerned that a sudden large increase will change the character of our village- staged limited development of 100 houses over a 20 year period would be preferable to 100 homes over a 2 year period and would allow the village infrastructure to keep pace.</p>	
TQ12 5UF	<p>I like the plan for the Memorial parking. It's a shame to not be able to appreciate the village centre and Christmas tree. Roads must be sorted. Entrance to Clampit Road and Coniford Lane are currently unsafe.</p>	
TQ12 5UF	<p>Give the most favoured development this would be acceptable given highways matched the increase traffic. The present road system lacks movability in this existing state. The proposed changes to the village centre/Memorial appear attractive.</p>	
TQ12 5YH	<ol style="list-style-type: none"> 1. Off-road parking should be one space less than the number of bedrooms min. 2. Blackstone development would be best for traffic through the village and interrupt less people. 3. Any planning should benefit the environment over pocket renewables on every house 4. Plot offered to villages first 	
Blackstone Road	<p>Concerns over sewer capacity down North Street to Torbryan- filtration</p> <p>Preferred housing site is a high point of the village and as a result there are landscape impact concerns with impacts on views from Dartmoor and Marldon.</p> <p>There are known water pressure problems on Blackstone Road.</p>	
TQ12 5YH	<p>Appreciate homes many need to be built however in consideration for a village not a town. Demand for housing to fit requirements from local young people.</p> <p>Avoid social housing.</p> <p>Blackstone Road is the preferred site.</p>	
TQ12 5QR	<p>Hedgehogs have been seen crossing Clampitt Road into the proposed development site and it can be assumed they are using the hedgerows surrounding the site for foraging, travelling and hibernation. The hedgerows are important for biodiversity and must be preserved, maintained and managed during and after the construction phase.</p> <p>State of Nature Report 2019 states hedgehogs have declined nationally by 95% since 1950 and declined overall by 60%. Some young people have never seen a hedgehog in their lives.</p>	

Any developer of a site should be contacted before a planning application and advice given as to how the plans could be inclusive of hedgehogs on site. These could include:

- Providing suitable holes in fences and walls to as access points to all areas of the site
- Planting more native hedgerows and maintain existing on the site
- Providing log piles to increase nesting options for the hedgehogs
- Building a pond (with shallow sides for access) to provide a water supply and insect food sources
- Careful monitoring of garden machinery use in communal areas, which can be lethal to hedgehogs and reducing chemical outputs.

Policy and legislation referred to:

- UK Biodiversity Action Plan (BAP) Priority species
- The Natural Environment and Rural Communities Act (NERC) 2006
- The National Planning Policy Framework 2012

I have video evidence of up to 6 individuals visiting my garden.

The design of future housing and gardens needs to consider the long term viability of hedgehogs which are declining nationally.

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