



Topics & Challenges: *You Said, We Say ...*

Welcome to the latest edition of Our Plan Latest News. This edition tells you about the recent consultation, how many responses we received and what changes we have made as a result.

When was the consultation?

The first consultation on Our Plan was available for 6 weeks between the 9th May and 20th June 2014. We asked you to tell us whether we had identified the right topics and challenges that Our Plan should cover.

This consultation met the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations (2012).

How did we tell people about the consultation?

We wrote to:

- Statutory consultees (such as Natural England, English Heritage and Devon County Council)
- Local residents
- Local groups and organisations
- Town and Parish Councils
- Neighbouring authorities (Plymouth City Council, Cornwall, Mid Devon, Torridge and Dartmoor National Park)

- Town and Parish Councils in our neighbouring areas
- Developers, agents and planning consultants

We published articles in local papers, including the Okehampton and Tavistock Times.

We came to talk to you at a number of events:

- Town and Parish Council workshop – Friday 9th May
- Business Voice Workshop – Thursday 8th May 2014
- Link Committees
- Developer Forum – 6th June 2014
- Agents Forum – 30th May 2014

We advertised the consultation on our website and through our Facebook and Twitter accounts.

We made paper copies available at our receptions in Kilworthy Park and Okehampton Customer Services.

Who responded to the consultation?

We received 59 responses in total from a range of individuals and organisations.

59

What did the responses say?

We had some really good suggestions about what we could improve or change so thank you to all of you who have taken the time to respond to the consultation. You can view all of the responses in full on our website using the following link - www.westdevon.gov.uk/ourplan

In this newsletter we have picked out the key issues you told us about and have provided some comments about how we are planning to address them. We hope you feel that you have been listened to, but if there's anything you think we've missed out, or have missed the point, please do let us know.



Some of your comments were around very specific policy requirements, issues or areas of the Borough and we thank you for taking the time to provide us with this information. However, if they do not relate directly to the scope of the plan which we consulted on or are very detailed in their content,

we may not have included them in the summary of issues set out below. Please be reassured that these comments will not be lost, and we will take your views into account as we start to work on the more detailed parts of the plan. Remember – you can view all of the comments in full on our website.

General Comments

You said...

We've missed some important topics including:

- Biodiversity
- Water resources and quality
- Digital/communications infrastructure
- Transport and road infrastructure
- Energy infrastructure
- Resource management
- Working with our partners
- Fuel poverty

We say...

We agree with the suggestions made and have amended our topics diagram to include them - see below. These topic areas may change slightly as Our Plan evolves to make sure that we look at everything we need to cover.



Our Vision

- Aims and framework for future growth
- Our priorities and challenges

Our Homes

- Future housing numbers
- Affordable housing
- Self-build
- Gypsy and traveller provision
- Housing mix and type
- Design standards

Our Economy

- Employment strategy
- Employment policies
- Town centre and retail policies
- Regeneration
- Diversification
- Enabling flexibility and supporting change

Our Heritage

- Conservation areas
- Listed buildings
- Heritage assets
- Reuse of land and buildings
- Archaeology

Our Infrastructure

- Communications
- Roads and transport
- Education
- Health and social care
- Waste and recycling
- Utilities
- Sport
- Cultural facilities

Our Communities

- The development strategy
- Role for neighbourhood planning
- Defining 'sustainable development'
- Sustainability Appraisal
- Community empowerment and enabling

Our Environment

- Biodiversity
- Designated and protected landscapes
- Green infrastructure
- Trees and hedges
- Water resources and quality
- Soil resources

Our Resources

- Renewable energy
- Zero carbon
- Climate change
- Energy hierarchy
- Sustainable construction
- Flood risk
- Resource management

Our Wellbeing

- Social inclusion
- Public safety
- Open space and sport
- Community assets
- Health infrastructure
- Sustainable and community transport
- Fuel poverty

Our Partners

- Neighbouring authorities
- Voluntary sector
- Infrastructure providers
- Clinical Commissioning Groups

You said...

You are concerned that there is very little consultation undertaken when the plan is written.

We say...

*We have produced an **Engagement Plan** which sets out the consultation we intend to do in connection with Our Plan. There are lots of ways for the community to share with us their thoughts and ideas. The Council is balancing the need to share ideas with the community against the need to use resources efficiently and effectively. We feel the proposed Engagement Plan provides that opportunity and we hope as many people as possible do get involved in the Our Plan process.*

You said...

You were unsure about the relationship between the two Our Plans being prepared for West Devon and South Hams.

We say...

We apologise that this was not clear in the original consultation document.

Both Councils are preparing new plans for their areas. As many of you will know, the Council's work together and have had a shared service approach for a number of years. This has allowed both Councils to make significant savings.

We are therefore trying to build on this approach and make the process of preparing the plans as efficient as possible. The timetable for preparing the Plans will be identical and will use the Our Plan approach for both areas. However, individual plans will be prepared for West Devon and South Hams.

The topics and challenges identified in the consultation documents were identical for both areas. This is because the authorities do face similar challenges for the future although the way in which we respond to the challenges may be different in each area. We won't know the detail for specific policies at this stage and will be working with our communities, partner organisations and neighbouring authorities during the next few months to develop our ideas.

You said...

You would like to see specific proposals to protect individual settlements from unsuitable building and industrial development.

We say...

Our Plan will contain general policies which will aim to protect the whole of the Borough from unsuitable development but it is unlikely to have policies which relate to specific settlements.

We think that Neighbourhood Plans have a potential role in establishing these types of local strategies and policies for the individual areas they cover.

You said...

We need to be clearer on the geographical scope of Our Plan so as not to cause confusion for residents of the Dartmoor National Park.

We say...

We acknowledge that this can be confusing and will do everything we can to make sure that we show the areas which the different parts of Our Plan relate to. For clarification:

- *The planning policies in Our Plan relate only to the area of West Devon outside of the National Park*
- *The non-planning policies in Our Plan relate to all of West Devon including the area in the National Park*

Topic-Based Comments

Our Vision

You said...

Our Vision should reflect that there will be change, and some of it may result in a shrinkage rather than growth.

We say...

Our vision should respond to the existing challenges and future needs of West Devon. We should work to ensure that Our Plan carefully balances our requirements for growth against the need to ensure that the special qualities of West Devon are looked after. West Devon is a very rural place and that is an important quality, but we should also be ensuring that we enable the Borough to respond to our challenges now and in the future.



Our Homes

You said...

There is little reference to addressing housing need and there should be greater emphasis on how housing will be delivered. You felt that issues around second homes and high house prices needed to be addressed as they have an impact on housing demand. You also said there is a need to provide different types of housing for older people and younger people and opportunities for self-build, live-work units etc.

We say...

We absolutely agree. There are lots of challenges facing our housing market not least the impact of an increasingly elderly population and the issues of affordability. We need to look at a range of different options to meet the many different housing needs in our Borough. We'll be talking to you over the next few months about how many homes we need to plan for, where they might be provided and the different ways that we can deliver them.

You said...

We need to make sure Our Plan is in conformity with the requirements of the National Planning Policy Framework (NPPF) and other regulations. Many of the responses from the development industry emphasised the need for the Council to identify and meet in full its objectively assessed need for housing.

We say...

We fully understand that we will need to make sure that Our Plan is in line with what we are required to do by national policy and other regulations otherwise we are likely to be found 'unsound' at examination.

We will be using our Strategic Housing Market Needs Assessment (SHMNA), Land Availability Assessment and evidence provided by our economic growth potential strategy to understand how many homes need to be provided and how these can be accommodated. We are working with our elected Councillors to agree our 'objectively assessed need' for housing and will be asking you for your comments on this over the summer.

You said...

You wanted to be consulted on where new development should go. Some of you raised concern that we've previously just focused development on large sites in our town main towns and that opportunities for development in our smaller towns and villages will help to support existing services and facilities and allow these communities to thrive. Some of you were also concerned at "putting all our eggs in one basket" by focusing on one or two large sites.

We say...

We have recently published information about an exercise we are going through to consider possible sites for future development in the Borough. We are asking you to have a look at what our thoughts are about the sites and let us know if you have any comments to make.

You can view all of the details and submit your comments on our website at www.westdevon.gov.uk/siteassessment. We haven't made any decisions yet about where development will or will not go. We will be giving this more consideration over the next few months as we continue to prepare Our Plan and will let you know when more information is available. Remember, if a Neighbourhood Plan is being prepared in your area, then you may wish to get involved as options for new development will also be considered through this process.

You said...

You would have liked to have seen an estimate of our housing need in the consultation document.

We say...

This consultation was about the topics and challenges the plan should cover. Now that we have completed this first stage, we will be starting to think about the detail around how many new homes we need to plan for and where they will go. We will be talking to you more about this through our e-newsletters over the next few months.

You said...

You are concerned at the prospect of unplanned development despite having allocations in place.

We say...

National policy continues to promote a 'plan-led system'. If our plans are up to date and provide enough opportunities to meet our housing and other development needs then we are in a stronger position to resist applications on unallocated sites. This is why we are preparing Our Plan and updating our policies within it.



You said...

You are concerned at the reliance of development in Okehampton and Tavistock and that due to infrastructure requirements, development is not coming forward. This has impacts on the five year land supply and you suggest that alternative sites should be identified.

We say...

We have strategic allocations in Okehampton and Tavistock which will provide a significant amount of land for new homes and jobs towards meeting the development needs of West Devon.

We're aware that we need to look at whether more development is required and, if so, where this will take place. We'll be doing more work on this over the next few months about how many homes we need to plan for, where they might be provided and the different ways that we can deliver them.

You said...

You want to see a suitable strategy for supporting older people and to look at opportunities for suitable homes for these people.

We say...

We agree. Meeting the housing needs of older people in the community is important and we can look at writing specific policies or strategies in Our Plan to encourage the development of this type of housing.

We also think that Neighbourhood Plans have a potential role in establishing positive strategies for meeting the housing needs of older people in their areas.

You said...

You want to see houses that are fit for purpose in terms of design and space and with appropriate car parking provision. You also said you wanted housing that makes provision for a changing population.

We say...

Our Plan will include housing policies which are up-to-date and reflect local needs and aspirations. Seeking high quality, locally distinctive design will be part of this. Local standards can be introduced where appropriate, whilst acknowledging that this cannot be done to the exclusion of national policies and guidelines. Our policies and strategies will also need to reflect the current and future needs of our residents and the high and increasing percentages of the population in the older age groups will be a key consideration.

You said...

You want to see a specific policy for allowing market and affordable housing outside built up area boundaries.

We say...

At the moment we use settlement boundaries to define where development can and cannot take place. Over the next few months we'll be doing more consultation to find out whether this is still the best way to manage development outside of built-up areas or whether we could assess proposals for development in a different way.

You said...

It is unclear why we have referred to a mix of market and local needs as they are not independent nor does it reflect national policy or an appropriate aspiration for the area. The NPPF talks about the requirement to "boost significantly" the supply of housing to meet the full objectively assessed needs, and this distinguishes between market and affordable housing, rather than local housing.

We say...

We agree that national policy talks about 'market and affordable needs' rather than 'market and local needs' and will make sure that further work on Our Plan refers to the different types of housing in this way.

You said...

We should identify meeting our full objectively assessed needs under the "place" challenges.

We say...

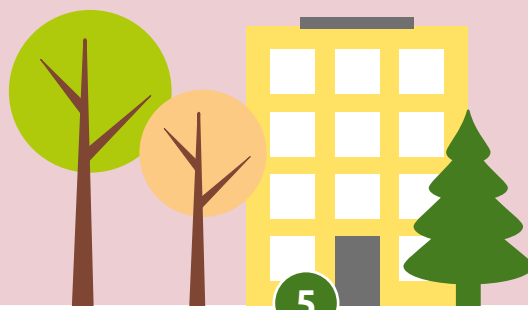
We agree that meeting our objectively assessed needs is a key challenge and will ensure that this is addressed in Our Plan.

You said...

We should include "Sourcing and use of local material" under Our Homes.

We say...

The sourcing and use of local building materials can have an important role in helping to deliver locally distinctive development. The Council will consider ways to bring this about but may not be able to require it through planning policies. This element, including the availability and cost of local materials is just one aspect of delivering quality, viable development appropriate for the end users and its locality.



You said...

We should focus more development on brownfield sites, existing and empty buildings.

We say...

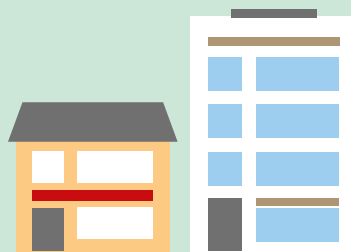
The Council's current plans place significant emphasis on brownfield development and we are likely to continue to do so in Our Plan. The development potential of many brownfield sites has already been recognised. However, the Borough has a relatively small resource of brownfield opportunities and these can often be more complex and expensive to deliver. Whilst we endeavour to maximise their potential for helping to meet the needs of our communities, it is unlikely that brownfield sites alone will be able to provide for the majority of the overall development needs of West Devon.

You said...

Our Plan should support the conversion of redundant buildings and recognise the contribution that redundant rural buildings can make to meeting housing need.

We say...

The Council has a long-established policy basis supporting the conversion of appropriate buildings. The role that rural buildings can play, considered alongside sustainability criteria, is likely to remain significant in the rural areas. The Council's approach on this issue will be reconsidered as Our Plan is prepared and will need to take account of national guidance as well as local circumstances and needs.



Our Economy

You said...

We should make sure the challenges set out in Our Plan reflect the 'people' priorities in the Local Enterprise Partnership's (LEP) Strategic Economic Plan (SEP).

We say...

We will ensure that we reflect the priorities of the work of the Local Enterprise Partnership wherever possible.

You said...

It isn't realistic to enhance the role of town centres given the level of existing infrastructure. You suggest that there is a role and place for bringing in out of town shopping.

We say...

*We need to achieve a balance between keeping our town centres vibrant and viable whilst also making sure that opportunities for new shops and facilities are not restricted by a lack of space or infrastructure. We have recently had a **Town Centre and Retail Study (2012)** undertaken which looks at the capacity for new retail development in Okehampton and Tavistock.*

We also need to bear in mind that the national policy takes a "town centre first" approach and we will be looking to reinforce this and continue to support our town centres through Our Plan.

You said...

We need to have better transport links to attract jobs.

We say...

We recognise transport is important and we are working very closely with our Local Enterprise Partnership to support significant improvements to transport infrastructure.

You said...

You are concerned about the future of Tavistock town centre and want to see a strategy in place that demonstrates that the local planning authority is willing and able to take a leading role in the centre's regeneration.

We say...

The Borough Council has a supporting and facilitating role in ensuring that Tavistock town centre remains vibrant and viable in the future. We work closely with local organisations such as the Town Council, Town Team and Townscape Heritage Partnership to deliver strategies and improvements for the town.

If the Tavistock community wishes to prepare a Neighbourhood Plan, we also think this could have a potential role in establishing a positive strategy for supporting the town centre.

You said...

'Our Economy' should include reference to supporting agriculture and land based businesses.

We say...

We have commissioned research to identify sectors with growth potential and will be considering further whether we should single out specific sectors like agriculture or adopt a sector blind approach allowing for diversity and prosperity across all sectors.

You said...

You want to understand how the Council intends to support local businesses.

We say...

We will listen to business needs and where possible identify funding sources and user friendly policies to help deliver local business growth.

You said...

It is important that we talk to businesses in West Devon about their aspirations to 2031.

We say...

Absolutely. We very much value the opinion of local businesses. We will be running our business survey again this year. We will also be working with partners to see how we can help businesses realise their aspirations through funding opportunities and policies.

You said...

We need to make sure our economic policies are consistent with the 'prosper' element of the Dartmoor National Park Management Plan 2014.

We say...

We pride ourselves in working very closely with the Dartmoor National Park Authority and where practicable will ensure our economic policies align.

Our Heritage

You said...

You wish to see a positive strategy for the conservation of our historic environment.

We say...

We agree. We will include a policy for the historic environment which builds on the role and importance of the historic environment as set out in national policy. This will recognise that historic assets are irreplaceable and seek to conserve them on the basis of their significance. Our policy will enable us look at viable uses to support the conservation of our heritage assets and help ensure the historic environment makes a valuable and long term contribution to the economy of our area.

You said...

You want us to promote local heritage.

We say...

We agree that the historic environment should contribute to the character of our area and our policy will support the economic and other benefits that can be attributed to our local heritage. We will also consider how new development should respect and enhance our local heritage.

We also think that Neighbourhood Plans have a potential role in establishing positive strategies for the local heritage in their areas.

Our Communities

You said...

We need to make sure that the plan can be delivered. Some of you have concerns that the topics and challenges are simply aspirational and won't actually happen. Some of you were also concerned that the financial viability of addressing the topics and challenges needs to be considered from the outset.

We say...

Having a plan that is deliverable is really important and we could be found 'unsound' at an examination if it isn't. We will be looking to plan for realistic rates of development, will be testing the viability of relevant policies (e.g. our policies which require affordable housing, sustainable design and construction and



renewable energy to be provided) and managing expectations in the community about what new infrastructure we're likely to be able to fund. However, we also want Our Plan to secure the best possible future for our communities and we want to strive to achieve good quality, well planned and sustainable development.

You said...

We need to have sustainable employment that is delivered alongside new housing developments so that new homes are not built without new jobs or employment opportunities being provided.

We say...

We agree. The number of new homes should be considered alongside opportunities for employment. This does not have to be on the same site. In general, new development will be planned for taking into account what we think we can realistically expect to achieve in terms of job growth across the Borough. However, we also need to be mindful that housing needs exist for some people who are already have jobs in the area or those who are not seeking work (such as retired people).

You said...

One of our main challenges is to make sure that we have enough opportunities to support our communities whilst at the same time retaining what makes the area special.

We say...

We agree. There is always a balance to be made between meeting our development needs and protecting our very special and valued environments. Over the next few months we will be planning to meet our future development needs and, wherever possible, ensuring that this is done sensitively and with due consideration to protecting and conserving our environment.

You said...

You were unsure how local groups and organisations can be involved in helping to shape the elements of Our Plan which are not covered by the planning elements.

We say...

*We have an **Engagement Plan** which sets out when and how you can get involved in all aspects of Our Plan. Remember that you can contact a member of the Strategic Planning Team at any time to have a chat about Our Plan. Please see the contact details on the last page of this newsletter.*

Over the next few months, we will also be working on preparing an annual delivery plan which will look at any non-planning elements of Our Plan in more detail. We will ask for your views on this over the autumn. Because the non-planning elements do not need to be examined by an independent inspector, we can progress this slightly later than the planning elements of Our Plan.

You said...

You are concerned that Our Plan is not meeting the core planning principles of the NPPF.

We say...

The planning elements of Our Plan will have to address and meet the core planning principles of the NPPF in order to be found 'sound' at an examination. The initial consultation has just looked at the broad scope of topics and challenges we need to cover and our next steps are to look in more detail at the specific requirements of the NPPF and demonstrate how we are addressing them.

You said...

You want Our Plan to encourage communities to prepare Neighbourhood Plans.

We say...

All communities have the opportunity to prepare a Neighbourhood Plan. One of the challenges we identified in the consultation was to encourage "community planning and ownership". Neighbourhood Plans are a great example of communities taking ownership of decisions about planning and development in their areas.

You said...

You want us to make sure that Our Plan plays appropriate regard to market signals.

We say...

Over the next few months we'll be looking in detail at how many new homes we need to provide to meet our 'objectively assessed needs'. In doing so, we will need have full regard to market signals as required by the National Planning Practice Guidance (such as house and rental prices, affordability, historic rates of development and land prices).

You said...

You want us to recognise that sustainability is not just about environmental issues. You also said that Our Plan should embrace the 'presumption in favour of sustainable development'.

We say...

We agree. The term 'sustainability' covers a whole range of issues from community resilience and access to services to conservation of the environment and conservation of resources. The presumption in favour of sustainable development will sit at the heart of Our Plan.





Our Environment

You said...

We should have a clear strategy for protecting and enhancing the natural environment and clear criteria for appropriate development within or impacting on the AONB and Dartmoor National Park.

We say...

We agree. A strategy for protecting and enhancing the environment and designated landscapes will be included within the Our Environment section of the plan.

It is worth pointing out that national policy gives significant weight to conserving the landscape and scenic beauty of the AONB and Dartmoor National Park designations.

You said...

You wanted to designate an Area of Great Landscape Value around Lifton, Lydford and Tavistock.

We say...

The high quality of the West Devon landscape is an important matter that will feature highly in planning policy and decision making. Instead of designating additional areas the Council is encouraged to identify local landscape characteristics and the important local features and to ensure that new development seeks to conserve and enhance this local character.

You said...

We should add 'preservation of landscape character' to the list of topics.

We say...

Landscape Character is an important issue but what needs to be recognised is that much of the beauty and character is a result of human activity and change. There needs to be an understanding that appropriate further change that conserves the character has to be allowed for and managed through Our Plan. "Conservation" – which allows for careful change – is a more appropriate term than "preservation" which can imply no change at all.

You said...

You feel there are things missing under "Our Nature" (now Our Environment) such as policies for wildlife and specific species, waterways, views and quiet places.

We say...

We agree that these are important issues that should be considered in Our Plan. Biodiversity, water resources and quality have been included in the Our Environment area of the plan and will be considered in more detail as the plan develops and the policies are shaped.

You said...

We should identify natural resources, such as local minerals, quarries and woodland, under Our Environment.

We say...

Geodiversity, Biodiversity and Green Infrastructure are issues that will be considered within the Our Environment area of the Plan and reflected as policies are shaped. Devon County Council is the Mineral and Waste authority and is preparing the 'Devon Minerals Plan' for 2011 to 2031, which will form part of the evidence base for the Our Plan process.

You said...

We should include protected and rare flora and fauna, protected species, designated habitats and other areas of habitat value under Our Environment.

We say...

Protected and notable habitats and species are all recognised as key parts of West Devon's rich biodiversity, and will be reflected within the Our Environment area of the plan, and be reflected as policies are shaped.

You said...

We need to think about the extent to which policies in Our Nature will also cover undesignated areas, with the potential for a range of features worthy of consideration and protection through the planning system.

We say...

In addition to protected habitats and species, it is acknowledged that these form only a small part of the biodiversity within West Devon. Green infrastructure, ecosystem and landscape scale approaches to conserving and enhancing biodiversity will be reflected in the Our Environment area of the plan.

You said...

You want us to protect and enhance existing buildings before building new.

We say...

We agree that there are some buildings that could be brought back into use as either homes or for business use and Our Plan will encourage this to happen. However, this will form a very small percentage of the amount of new development we need to meet our housing and employment needs and therefore we need to plan for new development alongside protecting, and making the best use of what already exists.

You said...

We should have a specific policy which covers any development which may impact on the Dartmoor National Park and the special qualities of the area.

We say...

Our current plans have policies which already do this and we will be required to include similar policies in Our Plan.



Our Resources

You said...

We should promote locally sourced renewable energy and community owned renewable energy schemes

We say...

We agree, and Our Plan will include a positive expression of how we aim to bring forward renewable energy schemes in the coming years. This is likely to include specific reference to community renewable energy schemes. More information will be available to comment on when we release the renewable energy newsletter in the coming weeks.

You said...

You would like us to have consistent guidance on renewable energy development.

We say...

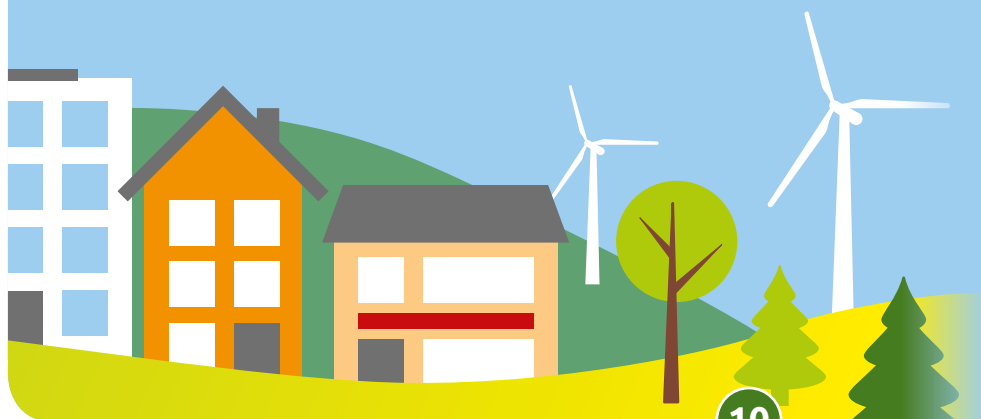
We agree. Our Plan will be examined by an independent inspector to ensure that all policies are consistent with national policy and guidelines. We will work closely with our communities and stakeholders before we finalise all aspects of Our Plan, and this will include an assessment of how consistently and effectively our policies can be applied.

You said...

You would like to see a positive statement in Our Plan that the area will be protected from developments which significantly change the landscape character, such as wind turbines and solar farms.

We say...

Our Plan will be positive in regard to renewable energy. There is likely to be clear criteria that guide how we want to bring forward renewable energy schemes, and this will include the range of information that we will require to assess the various benefits and impacts of each proposal. Our most sensitive landscapes are already designated as national parks or areas of outstanding natural beauty, and these designations come with the highest level of protection. There is of course a significant amount of countryside that is not with the national park or AONBs, and we will work with developers, communities and all interested parties to ensure that proposals for all development, not just renewable energy, respond appropriately to the landscape.



You said...

You are disappointed that the water environment is not held in higher regard and note that the consultation document did not specifically mention water (resources or quality). This could come under 'Our Nature' (now 'Our Environment') or 'Our Resources'.

We say...

We agree. Water is a key issue that needs to be recognised. Our Plan will consider the need for high quality water – both for human consumption and a healthy environment – alongside measures to address drainage and flooding.

You said...

We have an obligation under the Water Framework Directive and should look to restore watercourses, including open culverts, to a more natural state.

We say...

Our Plan will need to cover those issues relating to the water environment that emerge from the Water Framework Directive. We will continue to ensure appropriate water course management through work with partners on river catchment projects and through our role as drainage and planning authority.



Our Wellbeing

You said...

We should keep open our existing leisure facilities (such as Meadowlands and Parklands)

We say...

Our Plan will recognise the importance of a wide range of community facilities in our towns and villages. We will look to work with partners and funders to identify key activities for health and wellbeing and to secure these in the long term. We know these facilities are important to local people. At this stage, no decision has been made about the future of these facilities.

You said...

We should make sure Our Plan and policies design out crime and create safe and accessible communities.

We say...

Designing out crime and creating safe and accessible communities is really important when it comes to planning for all types of new development. We will have policies in Our Plan to make sure this can be achieved.

You said...

You are concerned at the lack of an up to date evidence for sport and recreation.

We say...

We are currently reviewing our existing evidence base to ensure that we have a robust and up to date assessment of the needs for open space, sport and recreation

facilities in the Borough. As part of this, a West Devon pitch strategy has been commissioned and is underway. We will continue to undertake further assessments as required to ensure that we plan appropriately for sport and recreation needs in Our Plan.

You said...

You would like us to be clearer on what we mean by "well-being". You suggested that this could mean having a sense of satisfaction with life.

We say...

There are many recognised indicators of wellbeing, and we need to be comfortable that we can measure the impacts that Our Plan has on health and wellbeing across the Borough. We will work with our partners and communities on how we feel this can best be expressed over the coming months.



You said...

The provision of sports facilities is missing from the topics list and you feel that 'enabling healthy and active lifestyles' is not strong enough.

We say...

We would agree. Enabling healthy and active lifestyles is a core function of Our Plan and will be fully recognised. The provision of sports facilities, as part of a full range of open space, sport and recreation facilities will be included.

You said...

You want Our Plan to recognise that our rural communities must have access to essential services to retain quality of life and sustainable living.

We say...

We agree, and Our Plan will address the numerous challenges that are faced by communities living in isolated communities. This is not only a challenge for our rural communities, and we will work with our partners and communities to understand what services are most valued and how we can work most effectively to maintain and improve access to these.

You said...

We should guard against unnecessary loss of valued facilities.

We say...

We agree, and understand that many community facilities play a vital role in supporting the social and physical health of our communities. The retention of facilities is supported in national policy. Where facilities are under threat there is also provision made through the Localism Act that empowers local communities to bid for and run the facilities themselves.

You said...

You want us to acknowledge non-sport recreation, recreation for over 60's, lifelong learning opportunities, culture, the arts and youth provision under "Our Wellbeing".

We say...

We agree, and Our Plan will reflect the many different aspects of wellbeing that combine to maintain and improve the quality of life for all ages and across a range interest groups.

You said...

You want us to encourage voluntary activity.

We say...

We agree, and this will be reflected in the new 'Our Partners' theme described below. There are many different roles and responsibilities in implementing Our Plan, and it is acknowledged that the voluntary sector will play a key role in achieving some of the strategic objectives.

You said...

We should include "personal social responsibilities" under Our Wellbeing.

We say...

We agree that individual choices and behaviours can have a significant impact on the wider community. Our Plan will seek to create a positive and enabling environment for all members of our communities to take ownership of local issues and make a positive personal contribution to the areas where they live and work. Neighbourhood Plans are an opportunity for individuals to get involved in shaping what happens in their local areas, and Our Plan will clearly define the role for these.

Our Infrastructure

You said...

Infrastructure is a big issue and we need to make sure that we plan for this properly.

We say...

We understand how important infrastructure is to our communities and appreciate there has been some frustration that past developments have not been supported by appropriate infrastructure. Given its importance we think it is appropriate to identify a new topic area called 'Our Infrastructure'. This section will be supported by a new Infrastructure Delivery Plan which we will prepare with local service providers to ensure that any new development proposed in Our Plan is supported by appropriate infrastructure.

Wherever possible, we aim to make sure that we avoid putting development in places that do not have the infrastructure to support it or where it might be difficult to fund improvements.

You said...

You support the delivery of the rail link through Okehampton.

We say...

We agree that the delivery of a rail link through Okehampton should be encouraged and Our Plan is likely to continue to support this as an important piece of infrastructure for the town.

You said...

You want the Council to consider the role that a Community Infrastructure Levy (CIL) will play in the delivery of required infrastructure.

We say...

We are continuing to investigate whether it is appropriate to introduce a CIL in West Devon.

You said...

You want us to consider having mechanisms in place to deliver major infrastructure improvements.

We say...

We use legal agreements (called Section 106 agreements) to ensure that developments provide on-site infrastructure improvements or make provision towards off-site financial contributions. We will continue to use these as the main mechanisms for delivering infrastructure

improvements.

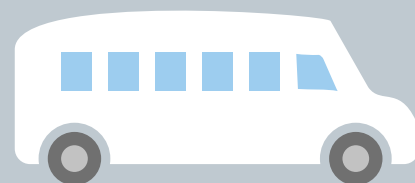
If we introduce a CIL (see above) then this will also be a mechanism for delivering infrastructure.

You said...

We should include “and encourage greater use of sustainable transport” to “improving transport links”.

We say...

We agree. Encouraging greater use of sustainable transport is a key challenge and will ensure that this is addressed in Our Plan.



Plenty of opportunity still to have your say

Remember – this is just the first stage in the process of preparing Our Plan and simply focuses on the topics the plan should cover and the challenges that need to be addressed. Over the next few months we'll be looking in more detail at how we can develop policies and proposals to help us meet the challenges that we've identified. We'll be continuing to publish e-newsletters about a range of different topics and we'll also be attending various local events over the summer where you will be able to talk to us about your ideas and concerns.

Come and see us!

5th August
9.30am – 12 noon
Hatherleigh Market

14th August – all day
Okehampton Show

21st August – all day
Chagford Show

6th September 10am – 1pm
Tavistock Community Day,
Bedford Square

21st September – all day
Lamerton Tractor Day
and Country Fair

**Topics coming
up in future
e-newsletters...**


- Renewable energy
- Development strategy
- Neighbourhood Planning


**What
next?**


For more information


Follow us on Twitter and find us on Facebook to keep up to date with progress being made on Our Plan and to find out about events near you.

 www.facebook.com/OurPlanWD

 [@OurPlanWD](https://twitter.com/OurPlanWD)

 The Strategic Planning Team,
West Devon Borough Council,
Kilworthy Park, Tavistock, PL19 0BZ

 Strategic.Planning@westdevon.gov.uk

 www.westdevon.gov.uk/ourplan