

Hatherleigh Community Plan



Consultation Version

4th October – 15th November 2012



Hatherleigh *Plan-It* Project

A plan for the future of Hatherleigh
from 2012 to 2026

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Foreword

This plan is the result of a project that has put the community of Hatherleigh at the heart of its preparation. It is a plan written by the community, for the community and something that we should be proud of.

Community planning is about working together, using our strengths to address the difficult and complex challenges that face us. It's about understanding what is important and valued in the town and how this can be preserved for our families and the generations that follow us.

We are the first community in West Devon to prepare a plan in this way and we hope it gives us the important stepping stones to start shaping where and how new development takes place in the future. We hope our plan is an inspiration to other communities wishing to do the same.

Since beginning this project in Autumn 2011, a dedicated team of volunteers have made every effort to listen to your thoughts, ideas and concerns. From talking to you at the Old School's Coffee Mornings, in the Paper Shop and at the market, to holding exhibitions and working with the school, the team has given everyone the opportunity to get involved.

The culmination of this work has been the preparation of the Hatherleigh Community Plan. I would encourage everyone who can to take some time to read the plan and share their thoughts about it. Although we cannot guarantee that we will make changes or decisions that reflect everyone's views, we can make sure that we will do everything to balance different opinions and meet as many of the community's needs as possible.

Finally, I would like to extend my thanks and admiration to the hard working members of the Plan-It Group and Town Council. They have worked tirelessly over the last 12 months to bring this plan to fruition and give the community a lead role in the future planning and development of the town.

Councillor Christine Hall
Hatherleigh Ward



Introduction

What is the Hatherleigh Community Plan?

- 1.1 The Hatherleigh Community Plan is a plan that has been prepared by the community for the community. The purpose of doing this is to give local people more of a say about the future of the town. In particular, it is a plan to find out:
- How people feel about local community life and get involved in the town's activities;
 - Whether local facilities and services are sufficient and support everyone in the community;
 - How the community is supported by public transport and other communication links;
 - What the local housing and development needs are;
 - How the environment and open spaces are used and enjoyed; and
 - Whether there is a successful and diverse local economy and how it can be supported.
- 1.2 The Community Plan will help guide future development and support local community initiatives.
- 1.3 The project has been led by the Hatherleigh Plan-It Group, volunteers from the local community who have come together to give the community a lead role in planning for its future. The project has been supported by Hatherleigh Town Council and West Devon Borough Council and has sought to involve everyone in the local community.

How has this plan been prepared?

- 1.4 Over the last year, the Plan-It Group has been actively finding out the views of people that live and work in Hatherleigh, by talking to the many groups in the community and listening to any ideas and concerns they may have.
- 1.5 A local residents' survey was distributed to every household in the parish in December 2011 and residents were invited to share their views about the whole range of community and development issues in the town. 216 surveys were returned which provided very useful information for preparing this plan.
- 1.6 A survey was also carried out amongst visitors and stallholders at the weekly produce market. In total, 114 responses were gathered which has provided useful information about how people use the market and what value it provides for them.
- 1.7 The Plan-It Group has also been keen to find out the views of young people and has worked with the Youth Club to get an insight into the ideas of young people for the future of their town. The local primary school supplied the Plan-

It Group with work they had done with the children on what they liked about Hatherleigh and what they felt was missing.

- 1.8 The community was also invited to an all day Plan-It Event. At this event, the results of the questionnaire were on display and people were given the opportunity to talk in more detail with members of the Plan-It Group and others in the community about planning for the future of the town. The event was well attended, with at least 100 members of the community coming along to discuss the concerns that had been raised through the surveys and to talk about how these might be overcome.
- 1.9 More details about how the community has been involved and what they said is provided in Appendices A and B.

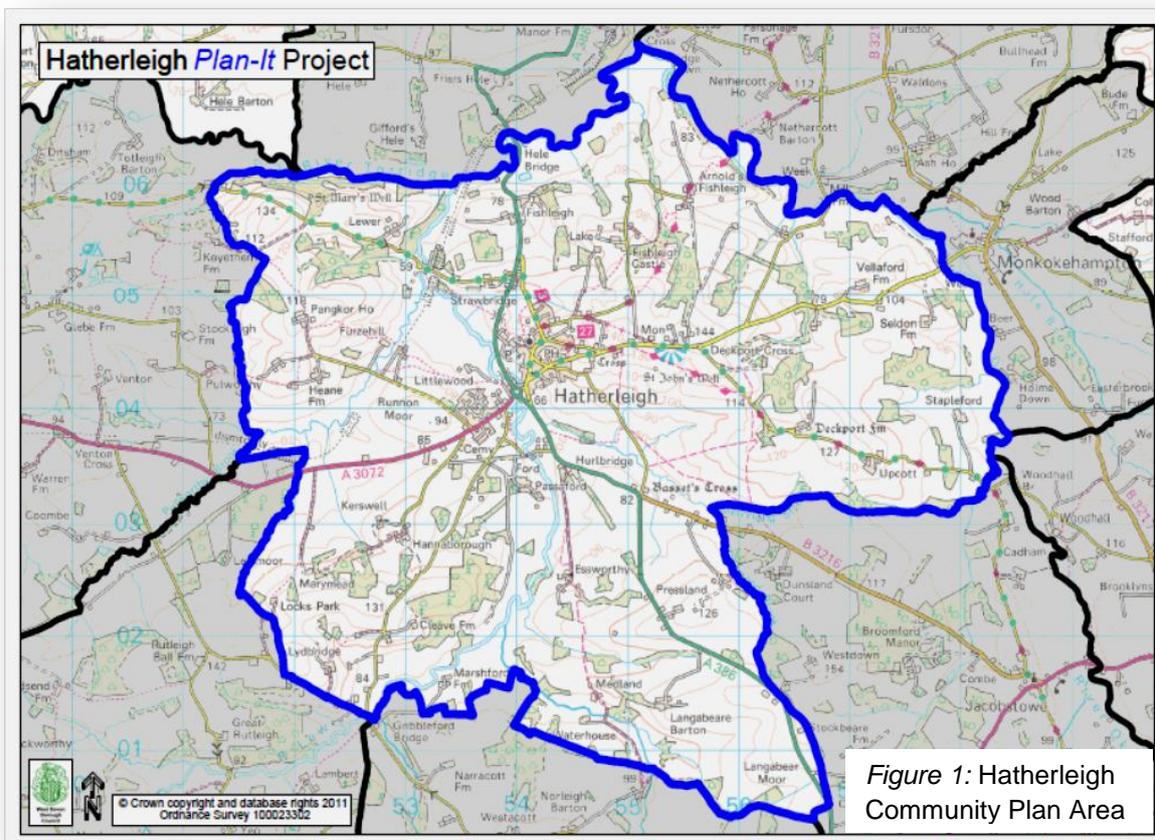
What is the status of this plan?

- 1.10 The new National Planning Policy Framework 2012 and Localism Act 2011 has passed more planning power into the hands of local people, giving communities more control over planning and development in their area.
- 1.11 Nationally, there is a pro-growth agenda towards planning. This means that it is important that we think positively about what we need to support the community in the future and how and where new development can take place in the town.
- 1.12 In particular, there is now a “presumption in favour of sustainable development” which means that development can go ahead if it proves that it is helping to make a place more sustainable (i.e. have better local access to jobs, homes, and facilities etc.).
- 1.13 As such, the purpose of this plan is to learn what is important for the community of Hatherleigh and look at how and what type of development is right for the town in the future. By consulting widely with as many members of the community as possible and by looking at all the available evidence, this plan has tried to define what is, and is not, sustainable for the town.
- 1.14 The 2011 West Devon Core Strategy allows communities to prepare their own plans to guide future development in their area. This plan will be used by West Devon Borough Council as a material consideration when making decisions about future development providing that:
- It has been properly prepared using the Plan-It process;
 - It does not conflict with policies and plans at the national and borough level; and
 - It has made every effort to involve the whole community.

1.15 The project has listened to all of the views of the community, regardless of how different they are to what is included in national and borough plans. However, for this plan to be used as evidence to guide future development in the town, it needs to make sure that it does not conflict with other planning policies, such as the National Planning Policy Framework, West Devon's Core Strategy and Local Plan and EU Regulations. As such, this plan has tried to bring together all of the views of the community in a way that meets both their needs and any other planning requirements.

What area does this plan cover?

1.16 This plan covers the area of Hatherleigh parish as shown on the map below. Consultation on the Community Plan has involved everyone in this area.



What is the timeframe of this plan?

1.17 This aim of this plan is to provide a localised vision of identified needs and aspirations of the Hatherleigh community for the next 14 years. This timeframe is chosen to match the borough council's West Devon Core Strategy document which delivers a broader vision of objectives and policies for addressing future needs for West Devon as a whole.

How to read this plan and how to respond

1.18 There are seven key areas that support a sustainable community that have been covered in this plan. These are:

- Community Life
- Housing
- Local Facilities and Activities
- Local Services
- Environment
- Economy
- Transport and Communications.

1.19 Each area has been structured around the following headings:

Aims: What we hope to achieve for our community.

Introduction: Sets out the main challenges and opportunities in that area.

Principles for development: What we want new development to consider.

1.20 For each area there is a set of questions (or comments to think about and respond to) to find out your views on the plan. We would be grateful if you could take the time to respond to these so that we can do our best to make sure the plan is right for everyone in the community.

1.21 Feedback forms are available so you can tell us your views on all or any parts of the plan. These forms are available alongside the plan at:

- www.hatherleightowncouncil.org
- www.hatherleigh.net
- Hatherleigh Community Centre
- Old Schools
- Post Office
- The Paper Shop

Completed Feedback Forms can also be returned at these locations or online.

1.22 Two Drop-in Feedback Sessions events will also be held at:

- The Community Centre - 27th October from 10am – 1pm
- Old Schools - 3rd November from 10am – 1pm

1.23 Comments received will be reviewed and, where necessary, will be used to amend the Community Plan before it is adopted. Further information about the next steps of the community planning process will be available on the Hatherleigh Town Council website.

- 1.24 The work on preparing this plan has highlighted a number of projects and initiatives that the Town Council and Plan-It Group would like to take forward. These are set out in the Hatherleigh Action Plan in Appendix C. We would also like to hear your feedback on these projects and how you think these can be achieved.

This plan is significant as it will be used by West Devon Borough Council to assist them in making appropriate and correct future planning decisions for Hatherleigh.

1. Vision and Aims

2.1 The community believes the vision for the future of Hatherleigh should be:

Our vision for Hatherleigh is to encourage a more sustainable future for our town. This means increasing our awareness of local needs and where possible supporting projects, services and facilities that create a positive benefit for the people who live, work and visit here now and for future generations.

It is a vision that seeks to create a vibrant town where the majority of adults have local employment and where all ages are catered for with regards to housing, leisure, healthcare and education.

Hatherleigh, and its residents, should strive to continue its current strong community spirit which recognises social well-being as a vital ingredient for individuals and the wider community.

It should also strive to be a centre for local businesses giving those who provide services and employment a confidence that Hatherleigh is a good place to trade.

2.2 Our community's key aims to deliver this vision are:

Community Life

- Enhance communication throughout the town by improving the town website, providing better notice boards and using new ways to share and display information.
- Ensure better integration of new and existing residents and work to encourage more people to take up volunteering.

Housing

- Achieve a good mix of property styles, sizes and affordability to meet the housing needs of everyone in the community.
- Enable new housing to be built at a rate that is sustainable for the town.

Local Facilities and Activities

- Ensure that the range and quality of facilities is good and can support the needs of a growing community and expanding organisations.
- Encourage organisations across the town to get started and run effectively.

Local Services

- Ensure local services (such as the school, doctor's surgery and sewage systems) are improved as necessary to accommodate new development and meet the needs of the community.

Environment

- Explore options to develop local trails and walkways for residents to enjoy and to encourage visitors to the town. This should include a more active promotion of the Tarka Trail.
- Encourage more activity which benefits the environment, including:
 - Creation of more allotment sites to enhance community spirit and encourage sustainable local food production and composting.
 - Encouraging more bicycle use by installing cycle racks and highlighting off road cycle paths.
 - Encouraging wildflower planting in corners of gardens, fields and other areas where possible.
- Work with landowners to increase accessibility of riverside walks, including alongside the market area.
- Encourage eco-friendly and energy efficient developments
- Promote the use of traditional materials that complement the style of housing in the surrounding area.

Economy

- Support and promote new local tourism initiatives.
- Encourage people to shop locally in the town.
- Encourage new businesses into the town and provide support for existing ones.
- Promote the diverse range of products and skill base that Hatherleigh businesses have to offer.
- Support a continued and enhanced use of the market.

Transport and Communications

- Enable better access and parking arrangements through the town to improve public safety and enhance the shopping environment.
- To improve, in some way, the public transport service to the town.
- Ensure adequate parking with each new residential development.

Hatherleigh Market

- Prepare a strategy to ensure the market continues successfully into the future for the benefit of the town's economy and community life.

2. Community Life



Aims

- Enhance communication throughout the town by improving the town website, providing better notice boards and using new ways to share and display information.
- Ensure better integration of new and existing residents and work to encourage more people to take up volunteering.

About Community Life in Hatherleigh

- 3.1 Community Life is 'alive and well' in Hatherleigh, with people knowing their neighbours and the town being a safe place to live in. There is a diverse and abundant mix of local clubs and activities and a general willingness of local people wanting to support the local area and others in the community.
- 3.2 Generally, people know what is going on in the town and feel included in the many activities and events that take place. Information is shared widely through the popular Parish Pump as well as by word of mouth and the Hatherleigh.net website. The people of Hatherleigh generally come out and support the many new and traditional events which take place annually, for instance the carnival, the festival, Christmas and Easter events, the fun run, the flower show, and many more.
- 3.3 The community spirit is something that is held dear and is what makes Hatherleigh what it is. However, there is a feeling that the quicker Hatherleigh increases in size, the more diluted the community spirit gets. This has been seen to be the case with the increase in the size of the town in the last few years. As a result, there are concerns that any new development will affect community life, including things like the events that currently take place in the town (e.g. the carnival, market and weekly coffee mornings). These events raise a substantial amount for local charities/community groups as well as being important places for friends to meet. It is important that these events continue to thrive to support community life in the future.



- 3.4 The tremendous involvement from the community in preparing this Community Plan has shown how much community life is valued by the people that live in the town and there have been many imaginative and thoughtful ideas to help the community support each other even more in the future. The suggestions, ranging from holding a “Fresher’s Fair” to promote local clubs and activities, to sharing more information about who our Town Councillors are and what they do, have been looked into, with some suggestions already implemented in the town. The others will need further work.

Principle for Development 1

- Where future development takes place, it is imperative that it seeks to preserve the community spirit of Hatherleigh. This can be achieved by promoting a steady rate of development that enables all parts of the community to thrive.
- Development should be of the right type to encourage opportunities for young people and elderly residents to remain in the town to maintain continuity with community spirit.

Questions for the Community

What will your role be in preserving the community spirit?

Would extra notice boards provided around new developments help people to join in and feel part of the community?

How can we promote Hatherleigh as being a vibrant market town with a good community spirit?

Do you have any other ideas for sharing information in the town?

3. Housing



Aims

- Achieve a good mix of property styles, sizes and affordability to meet the housing needs of everyone in the community.
- Enable new housing to be built at a rate that is sustainable for the town.

About Housing in Hatherleigh

4.1 Historically, Hatherleigh has experienced a steady rate of growth appropriate to its size and role as a small rural market town. Between 2001 and 2007, it grew steadily at an average rate of seven homes per year. Then, following the adoption of the West Devon Borough Local Plan in 2005, three allocated sites were developed plus a couple of additional sites (i.e. sites not allocated in a plan). This led to a sharp rise in the number of homes being built and over a short period of time (2007-2011) a total of 172 new homes were developed. This equates to about a 26% rise in the number of houses built over the last four years.

4.2 As a result of these new developments, the town has benefited from a good supply of affordable homes for local people, a wider choice of open-market housing, and a bigger population to support the town's local shops, community activities and the market.



However, as the town now tries to absorb the growing community, it has been felt by the majority of respondents during the community consultation that this rate of growth has started to affect community spirit and is putting pressure on important local facilities and infrastructure (namely the primary school, sewage facilities and local roads). An equal concern is that there are not enough job opportunities locally to support the new people moving into the town and thereby increasing the need for people to commute to larger towns and cities.

Local Affordable Housing Need

4.3 As of 31st March 2011, there were 811 homes in the parish of Hatherleigh. This includes 107 affordable homes (this includes 92 affordable rented properties and 15 shared ownership properties).

4.4 Early consultation on the Hatherleigh Community Plan showed that over 75% of respondents believed there was sufficient housing in the town to meet the needs of their households over the next 14 years. This is echoed by the findings of the 2012 "Parish of Hatherleigh Local Housing Needs Report". This

report shows that over the next five years there is a need for only nine social rented and two shared ownership homes. As there is currently a fairly high rate of turnover of affordable properties with regular vacancies, the report considers that the demand for these 11 homes could be met by existing housing stock in the town. (NB: it should be noted, however, that this is a snapshot in time and additional needs may emerge in the lifetime of this Community Plan for more affordable homes and this will need to be monitored).

- 4.5 In addition, there is very little or no demand for shared ownership properties. As such, in the short-term, any affordable homes should be provided as social rented units. This will also be monitored during the lifetime of the plan.
- 4.6 The Local Housing Needs Report highlighted a need for some housing more suitable for elderly residents, for example, single storey dwellings in a mews type environment to allow for social interaction. If any future development could incorporate this it would benefit local housing stock availability for elderly residents to remain in independent living for longer.
- 4.7 There is an added complication in Hatherleigh that an increase in affordable homes will push the provision of affordable rented properties above 100 units. Under West Devon Borough Council's local connections criteria policy, this would mean that preference for affordable housing in Hatherleigh would change from people with a local connection "to the parish of Hatherleigh" to people with a local connection to "West Devon". This would sit uncomfortably with some strong views in the community that local people eligible for affordable housing should be classed as those with links specifically to Hatherleigh and not to either West Devon as a whole or elsewhere.

Future Provision

- 4.8 The level of affordable and market housing needed in the whole of West Devon (outside of the Dartmoor National Park) has been identified in the Borough Council's Core Strategy as 4,400 new homes between 2006 and 2026. (The Core Strategy is a plan which sets out where and how much new development will be placed in West Devon). Many of these 4,400 houses already have planning permission, are under construction or will be built as part of the large allocations for development in Okehampton and Tavistock.
- 4.9 There are no specific figures set for future housing development in Hatherleigh although it is expected that, of the 4,400 homes needed in the Borough, a minimum of 430 of these should be developed across the remaining smaller towns and villages in West Devon (outside of the Dartmoor National Park). These homes are needed to meet both Borough-wide and local housing needs where applicable.

4.10 Hatherleigh has been classed as a local centre in the Core Strategy. This means that the town is seen as an important place for providing local shops, facilities, employment and activities for people living in the town and the smaller surrounding communities. In this role, it needs to think about how it can continue to support the local population and what types and levels of development could help the town to do this.

4.11 The process of preparing this Community Plan for Hatherleigh has helped enormously in getting an understanding about how much new housing development is right for the town when balanced against other issues, such as availability of jobs and the ability of the local infrastructure to support a growing community. The Community Plan needs to therefore look at how the town can grow in a way that is right for the community.

4.12 Whilst concerns about new housing have been discussed, it is important to note that there are also those in the community who talk about the value that new homes could bring to the community. In particular, they refer to how new homes can provide more opportunities for people to buy or rent homes and how an increased population can bring money into the town and help sustain local businesses, shops and public transport services.

4.13 Both the concerns and aspirations around new housing have very much been noted and understood. The key message seems to be not that new development shouldn't happen but that the town should see a smaller and steadier level of development than has taken place in recent years.



4.14 In the last four years, the number of homes in the town has risen by 26% and it would seem more appropriate, considering all of the different qualities and constraints of the community, to aim to halve this rate of growth over the lifetime of the Community Plan (2012 to 2026) to a maximum of 13% increase in the number of homes in Hatherleigh. This is considered to be a more sustainable level of growth as it ensures that both an adequate amount of homes will be provided but will also enable the facilities and infrastructure in the community to absorb new growth effectively. Averaged out over the plan period, this equates to around a 1% increase in homes – which is the same average growth rate between 2001 and 2006. However, if any new homes are built as part of a large development, the number of homes built in any one year is likely to be greater than the 1% average.

4.15 This level of development would equate to approximately 105 new homes over the next 14 years. Of these we would look to limit the size of any new large-

scale development (e.g. development of Hatherleigh Market site) to 80% of the total number, with development phased in over 4 years. The remaining 20% could be provided by smaller, individual infill developments.

- 4.16 In line with West Devon's Core Strategy, this level of development would attract an affordable housing gain of up to 42 affordable homes with the remainder being sold on the open market. However, given that the Local Housing Needs Report and Plan-It consultation has shown a limited need for affordable homes it may be more appropriate for the Borough Council to negotiate a level of off-site contributions to affordable homes rather than on-site provision and/or focus financial contributions on other priorities in the town (see Appendix D). The community may also wish to negotiate with the Borough Council the terms of the local connections policy to ensure that people with a local connection to Hatherleigh still have preference for affordable homes if there are more than 100 units in the town.

Where can new development go?

- 4.17 There is provision within the Borough's 2005 Local Plan and 2011 Core Strategy for the site of Hatherleigh Market to be redeveloped in the event that it closes. As a brownfield site in the town centre, the market does provide an opportunity for accommodating any new development that is needed in the town. The intention has been for the community of Hatherleigh to prepare its own plan to guide development on this site (i.e. this Community Plan).
- 4.18 Given that the principle of redeveloping the market site is already established and the owner wishes to sell, the focus needs to be on looking at what the right levels and types of development on the site are. With any redevelopment of the market site, to enable a market to continue to be run, some housing **will** be built. This is discussed in Chapter 10.
- 4.19 It is likely that any redevelopment of the market site would achieve the level of housing growth identified as being sustainable for the town (around 84 homes – as 80% of total). The town will need time to absorb this level of growth – hence the proposed phasing of development over four years. If it did meet the 80% then we would therefore resist any other large new sites for housing development outside of the built-up areas of the town. Small-scale developments (of about two homes) or local affordable housing projects (e.g. community build schemes) could make up the other 20% (around 20 homes). Any proposals for these small-scale developments will need to be well related to the built-up area of the town and should contribute to the vision and aims of the Community Plan.

Principle for Development 2

- Provision could be made for up to 105 new homes phased over the lifetime of the plan.
- Opportunities for small-scale affordable housing schemes or self-build developments will be supported where they contribute to the vision and aims of this plan.

Summary

- Hatherleigh's rate of growth has increased by 26% during 2007 - 2011
- The Local Housing Needs Report identified only a small need for affordable housing
- It is considered future growth should not exceed a 13% increase in the number of homes over the lifetime of the plan.
- The market site is likely to be developed if the area is sold
- The area is likely to be developed as a mixed use site, e.g. for housing and employment and market uses.
- If development occurs financial contributions could be made towards other community needs as identified in Appendix D.

Questions for the Community

Do you agree that a rate of growth of 13% over the life of the plan is right for the town?

What do you think is most important as part of any new development (e.g. affordable homes, housing for the elderly, continued market uses, community facilities etc.)?

5. Local Facilities and Activities



Aims

- Ensure that the range and quality of facilities is good and can support the needs of a growing community and expanding organisations.
- Support organisations across the town to get started and run effectively.

About Local Facilities and Activities in Hatherleigh

5.1 Hatherleigh is well served by a wide range of local groups and organisations and in general these groups make good use of the facilities that are available in the town. Most ages and abilities are catered for through groups that include team sports (football, cricket, bowls, netball) and indoor sports and fitness (badminton, aerobics, ballet, yoga). Musical groups such as the Silver Band, bell ringers and hand bells are successfully running, along with art and theatrical groups, history, cinema and many more.

5.2 A number of residents have suggested ideas for new clubs, groups and activities that could be established in the town and opportunities for setting these up will need to be explored.

Volunteers will be required to help run these groups, possibly supported by the Town Council in the first instance. However, people should be encouraged to set up new clubs if they are interested in them, rather than there being an assumption that the Town Council will make these arrangements.



5.3 The consultation has also brought out various suggestions (in Appendix B) for new facilities in the town. These will need to be carefully considered as many will have cost implications. There may be opportunities to support these suggestions as part of any future development proposals in the town.

5.4 There is a range of existing facilities in the town which help to meet a variety of needs. These are listed below:

Facility
<p>Churches – Parish, Methodist and Hatherleigh Community Church (previously known as The Vine Baptist)</p> <p>The three churches provide a number of services to the town as well as regular services – these include youth meetings / activities, christenings, weddings, funerals, coffee mornings, building hire etc.</p>

Bowling Club

A small secluded area accessed beyond the Community Centre car park, set next to the river with the benefit of native trees offering a backdrop. The area contains a six-rink green and its own clubhouse. Although it is a private members club, the club would like to encourage people of all ages to try this gentle but valuable sport.

The Bowling Club is currently expanding their building to include more modern facilities and encourage a wider range of people to enjoy the sport.

Cricket Club

This large open area is suitably sited between Hatherleigh's two housing zones and is easily accessible from the main road. The space allows room for two cricket pitches and ample parking space. Although primarily a home for the town's cricket club with its many teams, its location and size make it an attractive venue for community events, with the added advantage of a clubhouse and licensed bar. This is a highly maintained area.

Future improvements could see it benefit by increasing the size of its building, adding access for people with disabilities and the purchase of the second pitch or new land.

Sportsfield/Football Field

Following the footpath south from the town is one large open area split into two spaces which benefit the town. One is the football field housing a clubhouse serving as home to the football club who at present have two men's teams. The other provides a grass recreation area with seating and also houses two tennis courts. Both areas are regularly maintained. This area is unrestricted and proves a popular place to walk to, and through, if enjoying a longer walk. However access by car is restricted due to incidents of vandalism and repeated dog fouling, although keys to the locked gate are available to car users who have paid to use the tennis courts. The football club would benefit from a modern clubhouse and other facilities (e.g. floodlights) so that they can play in higher level leagues.

Island Park

A unique little area which serves as another recreation space situated on the main junction point into the town. The location is ideally suited for children using the school and for passing visitors to stop and take a break. The area contains four recreational roles (play park area, skate ramp, picnic area and riverside walk). The location of the river is also a big advantage for community fundraising events as the running water provides more scope for creative thinking. Its location however does mean that the lower area is prone to flooding, which restricts how this area can be utilised. Another disadvantage is that the ground can become waterlogged in bad weather. This park has regular safety inspections and is kept tidy by a litter warden.

Community Centre

A modern community building used for many community, recreational and sports events. A popular feature is the outdoor weather pitch. It is in an attractive location, with grassy outside space next to the River Lew and native trees. The area contains a small children's play park accessible at all times and hosts a large car park. A notice board at the perimeter fence provides an information point for events.

There is scope for this facility to be used for a much wider range of activities, particularly those that have been highlighted as currently lacking in the town, e.g. arts, theatre/cinema, museum, youth activities (dances/discos, snooker/darts), OAP drop-in centre, sports gym/fitness centre and a range of other activities.

The Square

A much valued area in the centre of the historic part of the town serving as a gathering space for many community events. It benefits in being located outside other popular meeting places namely two of the town's three pubs, the Parish Church and Old Schools. The survey highlighted that some people felt this area could be updated with improvements to its access, seating, planting and drainage. Suggestions were also made to introduce some form of sheltering when events are held. The Square could also be more effectively used on market days to provide spaces for stalls.

The Market

A great many comments have highlighted the need to retain this large open space and large buildings in the centre of the town. Over the years, this large space has enabled many events to take place without disruption to the town. Although development is proposed controversy remains on how this will impact the community and the environment.

Play Areas

Whilst there are a few specific play areas provided, some of them are restricted by access times, by costs or by location. Small play parks are incorporated within housing developments in two areas of town (Littlewood & Oslo) although these are restricted to users resident in that vicinity.

Additional play facilities could be provided for:

- 4-8 year olds.
- Residents in Moor View.
- Hardstanding area for ball sports etc. e.g. basketball
- Skate ramp area, where adapting this facility would greatly benefit users of different levels of skill ability active in a variety of wheeled sports.

Principle for Development 3

- New development should support and encourage the community to engage in healthy lifestyles by contributing towards the cost of providing new and improved facilities and activities.

Questions for the Community

What would help to improve your access to local activities and facilities?

How could better use be made of existing facilities – i.e. Island Park, Community Centre etc?

6. Local Services



Aims

- Ensure local services (such as the school, doctor's surgery and sewage systems etc.) are improved as necessary to accommodate new development and meet the needs of the community.

About Local Services in Hatherleigh

6.1 The town currently benefits from a good level of service provision. There is a primary school, pre-school and after-school clubs, a GP surgery, mobile library and local supermarket. Most young people of secondary school age attend Okehampton Community College.

6.2 In general, most residents are satisfied with the range and quality of local services although there were some suggestions during the consultation about how provision could be improved. In preparing this plan we have considered all of these comments and have talked to local service providers about the impact that new development may



have on the services in the town. The table on the following page highlights the main comments from the community and also shows the information that has been gathered from consultation with local service providers:

Type of service	Community comments	Is there a need for improvement?
Police	Lack of visibility	Patrols do happen and steps have been taken to make them more visible.
Fire	No comments were received during the first consultation phase. If you have any comments, please write them on the feedback form.	
GP Surgery	The location at the top of the hill is considered by some to cause difficulties for people with mobility issues and those living on the Moorview estate without	NHS Devon has confirmed to West Devon Borough Council that there is sufficient capacity at the current surgery to meet suggested levels of increase in residents from any new

	<p>access to a car. Some suggested a 'hospital car' service or a relocation of the surgery to the centre of the town. There were also various comments that they would like a female GP in the town. The open surgery at the GP is considered a very large benefit for patients and should not be lost.</p>	<p>development.</p> <p>Any proposals for a new surgery would have to be instead of, and not additional to, the existing surgery – i.e. a relocation of the current premises.</p> <p>Any new developments should make contributions towards health care in the area.</p>
Hatherleigh Community Primary School	<p>There are some concerns that there is not enough capacity at the current primary school to meet the needs of any new development.</p>	<p>Devon County Council has confirmed to West Devon Borough Council that additional Primary School provision is likely to be needed beyond 2017. This may involve the expansion of the existing school but pupil numbers will be monitored to see if this is necessary. There is space available on the current site to accommodate this expansion if required. Contributions will be sought from any new developments towards the cost of primary education provision in the town.</p>
Okehampton College (Secondary School)	<p>No comments were made about the secondary school.</p>	<p>There is no secondary education provided in Hatherleigh with the majority of 11 – 16 year olds going to Okehampton College. Devon County Council has confirmed that additional Secondary School provision is likely to be needed beyond 2017. Contributions will be sought from any new developments towards the cost of secondary education provision.</p>
Pre-school age	<p>A number of respondents suggested provision was lacking for pre-school care.</p>	<p>There is a pre-school and Childrens' Centre located within the Community Centre. More room for these and also nursery provision could be of benefit to the community but is not seen as required as part</p>

		<p>of any new development.</p> <p>More work will be done to promote the service currently available.</p>
Water and sewage	<p>Various concerns were raised about the current water and sewage provision in the town and how previous developments in the town had been accommodated on the water supply.</p>	<p>South West Water (SWW) has confirmed that financial contributions were received from previous developments for sewage treatment works and this money has since been spent on improvements tailored to meet the demand from the development.</p> <p>Additional improvements to the sewage treatment works will be needed in line with future development. SWW has committed to carrying out further improvements which will meet any extra demands created by new development taking place in the town.</p>
Chemist	<p>There is general support for a chemist in the town, even if this is provided through a larger selection of products in the shops or within the GP surgery.</p>	<p>A chemist in the town could be a benefit for the community but is not required as part of any new development.</p>
Mobile library	<p>All comments about the library service were positive, the only suggestions being that a more regular facility could be promoted in the town.</p>	<p>A more regular facility could be a benefit for the community but is not required as part of any new development.</p>
Dentist	<p>It was suggested by various residents that a dentist would benefit the town, even as a mobile service</p>	<p>A dentist could be a benefit for the community but is not required as part of any new development.</p>
Local Council	<p>A duly elected body to serve the community</p>	<p>Some people do not know who the councillors are. More work will be done to correct this and make sure residents are aware that they can attend any council meeting.</p>

Principle for Development 4

- Appropriate contributions should be made towards meeting identified local service needs that are put under pressure as a result of new development.

Questions for the Community

Are you satisfied with local service provision?

Can you identify any other gaps in provision?

Is anybody willing to look into providing nursery provision for working parents in the town?

7. Environment



Aims

- Explore options to develop local trails and walkways for residents to enjoy and to encourage visitors to the town. This should include a more active promotion of the Tarka Trail.
- Encourage more activities which benefit the environment, including:
 - Creation of more allotment sites to enhance community spirit and encourage sustainable local food production and composting.
 - Encouraging more bicycle use by installing cycle racks and highlighting off road cycle paths.
 - Encouraging wildflower planting in corners of gardens, fields and other areas where possible.
- Work with landowners to increase accessibility of riverside walks, including alongside the market area.
- Encourage eco-friendly and energy efficient developments.
- Promote the use of traditional materials that complement the style of housing in the surrounding area.

About Hatherleigh's Environment

- 7.1 The town of Hatherleigh contains many handsome features within its built environment. It hosts over 60 listed buildings and is the central area of the town is designated a Conservation Area. Its historic buildings in the centre of town remind people of its valuable cultural heritage. Its open space environment can also easily be described as rich in what it has to offer. It has a good range of open space areas providing the venues for the many clubs and facilities in Hatherleigh, all of which are in a good standard and are regularly maintained by the Town Council or individual groups. There is also Hatherleigh Moor on the doorstep with multiple access points through the many footpaths and rights of way. Hatherleigh is ideally positioned in making full use of the Tarka Trail and Ruby Country Walk especially when further steps are taken to link up this facility.



The Natural Environment

- 7.2 The people of Hatherleigh benefit from having a large moor on their doorstep, covering approximately 400 acres of mainly grassland split in four by two small roads. Although

access is allowed over the whole area with its many footpaths the division of the road provides a useful marker. A working balance is maintained by defining a fenced off side for grazing livestock and an open lower section allowing the public the freedom to exercise dogs or have picnics. The open Lower Moor contains a large pond. This, and the surrounding grassland, is home to many species of native flora, including Culm Grassland leading it to be designated as a County Wildlife Site. The moor's uniqueness boasts it as a Strategic Nature Area and is archaeologically significant due to the presence of a Roman Tiley site. The area has a management committee as it needs regular maintenance to support the type of flora and farming role it has. The down side of its popularity, however, is that it can be a gathering place for groups of people and litter is often left behind, sometimes even in the pond. There have also been occasional instances where livestock gates have been left open.

- 7.3 Within the town itself, there are various green spaces, including areas of dense hedgerows, woodland and grasslands. These contribute to the overall attractiveness of the town and also support important wildlife. These areas should be protected and opportunities to either open them up for public use or help preserve special habitats should be explored.
- 7.4 The River Lew meanders through the parish and is a very important feature of the town. However, it is clear that many people do not feel there is enough easy access to enjoy this beautiful natural asset and there could be scope to make more of this a feature at locations within the centre of town and provide a buffer for any development that occurs close to it.

Principle for Development 5

- All development should protect and enhance green infrastructure in the town, ensuring adequate wildlife corridors for mammals (including those using the river), insects and birds.

Walking and Cycling Links

- 7.5 There are many footpaths meandering through the town and surrounding area to suit all abilities and lifestyles. Hatherleigh Moor holds a criss-cross of routes, and footpaths, such as 'Lovers Walk' and 'South Walk', also lead to here. Other longer routes heading out of town take you up on the 'North Walk' out towards Spear's Fishleigh, or a route past the church, under the bypass towards the old railway line known as Ruby Trail No. 26. Some footpaths also combine with the Tarka Trail. If you prefer a quicker route close



to town then a short loop takes you over Passaford Bridge. Other walks include Red Lane leading up to Belvedere Tower. The recently opened Ruby Way Route combines with National Cycle Route 27 accessed via Runnon Moor. This offers another opportunity for walking, cycling or horse riding along a quiet lane.

7.6 There are, however, a few areas in the town which could benefit from better footpath and cycling links. These include:

- A safer pedestrian link to the Sportsfield
- A river walk which links the town centre with the market area. There could be added value in providing a wide stretch of open space alongside this to provide opportunities for children to ride their bikes etc.
- A footbridge over the A386 linking the Moor View estate to the town centre.

7.7 There are also suggestions for the development of better pedestrian and cycle links between the town and the surrounding area. It would therefore be beneficial to ensure any new and established routes are encouraged to pass through the centre of town. Utilising these cycle routes create the potential opportunity to promote Hatherleigh as a cycling centre. This would help to encourage more visitors to the town and help support local businesses.

7.8 If the community wishes to pursue this, it would be beneficial to install cycle racks in and around the town. These would be a benefit for the potential growing number of cycling visitors to the town and will also serve a wider purpose of helping to encourage residents to cycle to the shops and other places in the town.

Principle for Development 6

- Provision should be made for better walking and cycling links around the town and for the installation of cycle racks. The preferred locations for cycle racks are outside the Co-op, in the town square, and at Island Park.

Recycling and Renewable Energy

7.9 Through the survey it has become clear that although Hatherleigh people live in a rural location they still are aware of the need to consider the impact modern lifestyles have on the natural environment. For example, many people are interested in creating some of its own resources, such as renewable energy or community food production and some are keen to form a local environmental group to support these initiatives. This type of group could also look at

encouraging wildlife habitats in the town and encouraging better recycling facilities, such as a community composting scheme.

- 7.10 There is a recycling area suitably located in the centre of town in close proximity to the shops. It offers a broad range of recycling bins, with the space to include other options when future provision and finances permit. Its location means it presents little noise nuisance to most dwellings.



- 7.11 Renewable energy is becoming a popular alternative energy source due to rising prices and environmental awareness for more sustainable sources. There is general support in the town to encourage energy efficient developments, including PV cells etc where appropriate.

Principle for Development 7

- Support for new homes and buildings to be energy efficient, being mindful of the balance to incorporate a progressive agenda while being sympathetic to the views of local people. New homes should incorporate opportunities for renewable and/or low carbon technologies (e.g. PV panels) where viable and appropriate

Allotments

- 7.12 Community space for allotments is provided about a mile outside the town. Although Hatherleigh allotments is on private land an agreement sees this Town Council project secure for at least 99 years. At present, 13 plots are provided with the potential for more being offered. The area is in a good sunny position and is producing a bounty of crops.
- 7.13 The only disadvantage appears to be its location as there is no pedestrian footpath along what is a busy road. However, a large car park is provided. Considering that allotments provide invaluable benefit to people by providing an opportunity to exercise and grow quality fresh food, the acquisition of further allotment sites should be encouraged.

Principle for Development 8

- Additional allotment spaces should be encouraged to increase opportunities for all residents, ideally on sites within close vicinity to town.

Built Environment

7.14 The town of Hatherleigh has a distinctive and attractive built environment. The central streets and buildings of the town are characterised by various special features which are integral to the nature of Hatherleigh and should be reflected in new developments that take place. These include:

- Thatched buildings;
- Natural stone paving and kerbing;
- Rendered cob and stone housing;
- Terraced properties fronting the street in the town centre – these flow into one another with soft lines and smooth edges;
- Larger detached properties set back from the road in areas north of the church;
- Recessed windows with soft, natural, rounded edges;
- Mainly two-storey buildings;
- Long, low buildings in the more level areas of the town and narrower, taller buildings in steeper areas;
- Frequent road junctions and a loose triangular street pattern. This is an important characteristic of the town and provides the route for important historic events which continue today, such as the barrel rolling on carnival day;
- Street furniture, public art and green spaces.

7.15 New developments should reflect and incorporate these important features that are individual to the town. Some people feel that more recent developments have been less characteristic of Hatherleigh and have therefore detracted from the traditional quality of the town's environment.

Parking problems have also been

abundant and this has had an impact on the way the town is used and viewed.



7.16 There are various locations around the town where seat benches are sited. Whilst they provide an important function to rest or stop a while to chat with friends, many are in disrepair and in need of changing. Locations of council notice boards may need reviewing to ensure residents are kept up to date with community information. There are a number of litter bins placed in various locations around the town which appear to be sufficient. Concern has been raised at the lack of dog litter bins which again should be reviewed.

7.17 There are some concerns that the built community areas are not big enough to support a large increase in the town's population. More effective use could be made of the Town Square and an effective redevelopment of the market site

which makes provision for community uses and events could help to overcome some of these concerns.

Principle for Development 9

- New development should seek to complement the design of traditional housing materials and styles found in the surrounding area.

Gardens

7.18 The general view in the community is that gardens are very important and that new homes should have bigger gardens to provide places for children to play, to use as a hobby, to support wildlife and to provide food. The town is therefore keen to see greater attention paid to the size of gardens in housing plots to encourage opportunities for recreation and vegetable growing.

Principle for Development 10

- New development should incorporate provision for good-sized gardens to enable people to grow their own food and to use as an important area for play and recreation.

Questions for the Consultation

Do you think that if extra signposting and an up to date map informing you of where the various walks around Hatherleigh are, more people would be encouraged to use them?

Are you concerned about climate change and the effect it would have on this area, for example increased flooding risk? Would you like to see more local discussion on how Hatherleigh can mitigate this?

Do you agree with the idea of good sized gardens and/or allotment space to provide areas for people to grow their own food to be provided with new housing?

8. Economy



Aims

- Support and promote new local tourism initiatives.
- Encourage people to shop locally in the town.
- Encourage new businesses into the town and provide support for existing ones.
- Promote the diverse range of products and skill base that Hatherleigh businesses have to offer.
- Support a continued and enhanced use of the market.

About Hatherleigh's Economy

- 8.1 Hatherleigh's economy is driven, in the main, by its role as a small market town. There are many well established and successful businesses, many of which depend in varying degrees on the market, farming (both livestock and horticultural) and/or tourism for their continued success. There are somewhere between 350 and 400 jobs provided by these businesses – although a number of these are part time positions. The following provides an overview of the local economy.

The Abattoir

- 8.2 The abattoir, the largest in Devon, is the main employer in the town. It supports local jobs, agriculture, the local economy and its location limits the distance animals travel to slaughter. It is also the only abattoir in Devon that currently takes TB cattle. It is a priority for the community to see the abattoir remain and any redevelopment of the adjacent market site should be sympathetic to its needs. This could be achieved by ensuring that appropriate rights of way are maintained and that there is a sufficient buffer provided by either landscaping or non-sensitive uses.

Hatherleigh Market

- 8.3 Hatherleigh Market is equally important for the both the community and the many businesses that operate from it. Should the site be redeveloped, the community is overwhelmingly in favour of seeing the traditional Tuesday pannier market remain. The market is intrinsically important for the town both socially and economically and gives Hatherleigh a strong sense of identity. Its success can be built on through the redevelopment of the site so that it becomes properly integrated into the rest of the town and could be used on a more regular basis for the benefit of local people and as a tourist attraction. More information about how the market site could be redeveloped in a way that meets the needs and aspirations of the community is set out in Chapter 10.

Local Shops and Businesses

Hatchmoor Industrial Estate

- 8.4 There is a small industrial estate on the edge of town home to small and medium businesses. This area has approximately fourteen units, employing a significant number of local people. These provide a range of products, some trading internationally.

Auctions

- 8.5 Hatherleigh has become a popular place for selling second hand goods. It has a specialist auction house in Bridge Street and also has a weekly auction in the market. The market also hosts an antiques area on Tuesdays and a car boot sale on Sunday afternoons.

Accommodation/Eateries

- 8.6 Hatherleigh has three public houses, all serving food and offering accommodation. It also has a restaurant, two cafes and a number of B&Bs dotted around the town. A traditional fish and chip shop is also here.

Market Street/Bridge Street area

- 8.7 This area hosts a number of businesses. These include a bank, petrol station, post office, builders merchants, local supermarket, newsagent, two hairdressers, saddler, pottery workshop, computer shop, art gallery and shop, craft shop, bakers, delicatessen and farm supplies store. There is also a butchers/ farm shop on the edge of town.

Engineering/building trade

- 8.8 There are many self employed skilled workers in the town. These include workers associated with the building trade and farming. Hatherleigh hosts farming equipment sales and repair businesses and three motor repair businesses.

Other businesses

- 8.9 Hatherleigh's provision is also benefited by having a veterinary practice and the Doctors pharmacy. Financial services include the Post Office, a bank, an insurance brokers and estate agent.

Social Welfare

- 8.10 Hatherleigh has a privately owned care village on the outskirts of town. This facility provides for the elderly. The town also has two residential homes for people with disabilities. All provide local employment opportunities.
- 8.11 One of the main concerns in the community is around the provision of local employment in the town and concern that a growing population will not have enough local job opportunities. It is therefore important that any new development (e.g. the redevelopment of the market site) includes opportunities

for new businesses to come into the town and for new jobs to be created. The type of employment development that is likely to be most useful for the town and its needs would be in the form of smaller, office and/or light industrial units. These could be built in a flexible way that enables them to be adapted for different sizes and uses (e.g. partitions removed to provide larger units if required or partitions retained to create smaller office areas). Easy in, easy out terms should be encouraged. There is also support for the idea of a ‘training centre’ in the town which could specialise in providing training in traditional skills and crafts. However, there is currently no identified investment for this type of facility.

8.12 It was also suggested through the community consultation that more could be done to support new and existing businesses in the town. Some of these suggestions, including re-establishing the local business forum will be explored.

Principle for Development 11

- Proposals for new premises for business/office workspace (e.g. E-commerce and training/local crafts) and combined living and working spaces will be supported within the town.

8.13 In terms of shops, it is considered that whilst it would be good for there to be more opportunities for more locally independent stores, these should aim to complement and not compete with businesses in Bridge Street. There is limited support in the community for a large superstore but an additional smaller supermarket to provide competition to the Co-op is generally supported. This should be limited to a small-scale store with consideration given to not creating potential problems through increased traffic flow in the centre of town.



Principle for Development 12

- The development of new large superstores which compete with the businesses in the town centre should be resisted. Proposals for new small-scale shops and supermarkets may be supported where they help to complement other businesses and link well with the town centre. The creation of a separate secondary shopping area should be avoided.

Tourism

- 8.14 Hatherleigh is placed in a great central position being close to both coastal and moorland areas thus providing a handy base for different tourism opportunities. It is within easy reach of the main cities of Exeter and Plymouth and is also well located in terms of there being numerous places of historical interest locally and centres offering adventure activities.
- 8.15 The tourism currently generated in Hatherleigh and its surrounding parishes also supports many Bed and Breakfast establishments.
- 8.16 The town is keen to promote and support new local tourism initiatives. In particular, the community feels that there is the potential to brand Hatherleigh as a 'cycling mecca'. Cycling is a growing sector and Hatherleigh is benefiting from the various new routes that are opening up in the area. One potential avenue to promote is the National Cycle Route 27. This route, also known as 'Devon Coast to Coast', is 102 miles long and Hatherleigh is ideally situated at its midway point of 52 miles. A marketing strategy should be investigated to see how to tap into this green economy passing on a regular basis right through the town.
- 8.17 The consultation highlighted a need for better signage of what the town has to offer passing tourists and a review of signage on the main routes into Hatherleigh. Suggestions also included a new town leaflet listing the many interesting facets Hatherleigh has to offer within the town and its surrounding area, e.g. a 'Hatherleigh Welcomes Cyclists' sign.
- 8.18 Other ideas for promoting Hatherleigh as a place to visit include:
- Ruby Country
 - War Horse Country
 - Roman Kiln
 - Thomas Roberts
 - Town twinned with Ballots in France
 - Historic 15th Century Church

Principle for Development 13

- Incorporate signage to promote facilities and businesses to visitors.
- Proposals for development that contribute to the local cycling infrastructure will be supported.



Questions for the Community

What initiatives could be introduced to help businesses?

Would you support the setting up of a business forum?

Do you have any other ideas about how to promote cycling and tourism in the town?

What do you see as Hatherleigh's greatest assets?

9. Transport and Communications



Aims

- Enable better access and parking arrangements through the town to improve public safety and enhance the shopping environment.
- To improve, in some way, the public transport service to the town.
- Ensure adequate parking with each new residential development

About Transport and Communications in Hatherleigh

- 9.1 Transport and parking in and around the town is generally considered to be a problem for many people in the community. Traffic flow around the town is often disrupted due to poor parking. The consultation has highlighted various concerns which are discussed below.



Car Parking

- 9.2 Car parking throughout the town has been raised as a main concern by many local residents and is a top priority to be addressed.
- 9.3 There are a number of possible reasons for this:
- Cost of parking in the Town Car Park
 - Limited number of properties with off-street parking
 - Narrow width of roads and streets
 - Lack of consideration for other road users and pedestrians with regards to how and where some drivers park.
- 9.4 Some possible alternative 'solutions' to the car parking issue are
- Single / double yellow lines
 - Box parking
 - Time restricted zones
 - Parking permits
 - Shared space zone for pedestrian, cyclists and vehicles
- 9.5 On-street parking in the town centre is regarded as a particular problem, causing obstruction to pedestrians and vehicles and acting as a deterrent to people wanting to use the shops and facilities. Other areas of concern are parking arrangements outside the school at drop-off and collection times and parking on auction days at Pyles.

9.6 There have been many suggestions in the community about how to improve the parking situation. In particular, it is considered that one of the best ways to achieve this is by making the Town Car Park free. This could have the benefit of alleviating parking problems, making the town safer for emergency vehicles and pedestrians, and promoting the town to visitors. However for this to achieve its aim, drivers will need to use it and walk a little further! The Town Council is keen to explore this option with the Borough Council and will be pursuing this and other suggestions in the near future.

9.7 With regards to car parking on any developments that take place in the town, it is strongly considered that there should be adequate parking to ensure that it does not worsen existing parking and traffic safety problems in the town. This can be achieved in a variety of ways:

- **On-plot (off-road) parking:** Parking spaces provided either to the side of the house or in the form of a garage. This should be a minimum of two spaces to accommodate the trend for grown up children living at home for longer.
- **Integrated on-street parking:** On-street parking can be a very effective and efficient use of space if it is properly designed and integrated into the development. These spaces can be provided parallel to individual houses. However, not all streets are suitable for this type of parking.
- **Courtyard parking:** This can be used in some situations where it is appropriate to do so. It should generally be provided at the front or side of houses so that it can benefit from good natural surveillance.
- **Multi-functional/communal parking:** There could be opportunities to have multi-functional parking areas (e.g. a hardstanding play area which when not being used for recreation could be used for parking) and/or communal parking areas.

9.8 As well as providing adequate parking spaces, opportunities to travel more sustainably should be explored. Firstly, new developments should give priority to pedestrian and cycle links and improve access to public transport.

Principle for Development 14

- All new development should be designed with adequate car parking provision and proposals should be resisted where it would have an adverse impact on traffic safety in the town.
- Proposals for the conversion of garages for alternative uses should be discouraged where it would lead to an increase in inappropriate on-street parking.

Public Transport

9.9 For many people living in Hatherleigh the car is a necessity not a luxury. Many rely on their car to support their lifestyle and work patterns. The current bus services in the town are not adequate to replace many of these trips as they do not run at convenient commuter times and do not stop to pick people up in the most



convenient locations. The Tavistock / Barnstaple service no longer goes through the town due to the delays it encountered due to poor parking. The Town Council will therefore be looking to discuss with the local bus companies and Devon County Council the possibility of changing these routes to pass through the centre of the town and go to the new estates and revising the bus timetable to improve links to Exeter and Holsworthy.

Telecommunications

9.10 The town is reasonably well served by Broadband and mobile reception which is currently of a sufficient standard to support the majority of local residents. However, high-speed Broadband could be important in encouraging new businesses into the town and supporting existing ones. It is therefore recommended that any new development, particularly on employment sites, incorporate provision for high-speed connections.

Traffic Speed

9.11 There are real concerns about traffic speeds on the stretch of the A386 between the roundabout and Sportsfield. Because of this, parents are reluctant to allow their children to travel to it on their own. Opportunities to reduce the limit to 30mph have been discussed with Devon County Council but there is insufficient frontage of homes/buildings/public areas on this stretch of road to justify this. As such, it is worth exploring whether a safer pedestrian route to the Sportsfield can be achieved.

Questions for the Community

Would you be happy to pay extra on your precept (Council Tax) to enable the town car park to be free?

Would you be interested in “residents parking permits” to use the car park rather than on-street parking?

What would be your favourite option for a traffic solution to ensure parking does not cause any accidents or delays to emergency vehicles?

10. Hatherleigh Market



Aims

Prepare a strategy to ensure the market continues successfully into the future for the benefit of the town's economy and community life.

About Hatherleigh Market

- 10.1 Hatherleigh Market is an iconic part of the town's identity with its charter reaching back to 1220AD. The weekly cattle and produce markets have been part of the town's landscape for over 50 years in its current location and make a valuable contribution to the town's character and local community life.



- 10.2 The market attracts a huge range of visitors every week, particularly for the Tuesday pannier market which is very popular. Socially, it provides a regular and important gathering point for a large number of visitors and local residents whilst it also helps to boost the town's economy by providing a source of income for the many stallholders and farmers that trade livestock and produce there. Surveys have shown that many people visiting the market also use other facilities in Hatherleigh, thereby showing that the market also supports local shops and charities in the town. There is a strong feeling among the community to see the market continue successfully into the future for the benefit of the town's economy and community life.

Redeveloping the site – What do we need to consider?

- 10.3 The market is considered by the community to provide an important functional role for the town but is expected to cease its operations as a livestock market in the near future.
- 10.4 The Borough Council has been aware of the likely closure of the market for many years and has subsequently made provision within both the 2005 Local Plan and 2011 Core Strategy for an appropriate redevelopment of the site in the event that it is closed.
- 10.5 The 2005 Local Plan includes policy ED9 which makes provision for the redevelopment of the site for predominantly employment use with a small element of housing on those parts of the site most closely related to the town centre. However, in order to maximise flexibility around the redevelopment of the site in a way that most effectively meets the needs of the community,

provision was made in the Core Strategy to look at the redevelopment of the site in the context of a community-led planning process for the town.

- 10.6 This Community Plan seeks to address this and sets out the key guidelines and principles for redeveloping the market site.
- 10.7 These guidelines are set out in the following sections:
- Market Operations
 - Heritage and Conservation
 - Environment and Ecology
 - Open Space and Play Facilities
 - Housing
 - Employment
- 10.8 Importantly, if parts of the market are going to be included in the redevelopment of the site, the plans will need to ensure that there is sufficient regard to the value and importance of this as a social and economic asset to the town.
- 10.9 Research shows that markets play a significant role in rejuvenation strategies for towns and are a key factor in encouraging and supporting healthy lifestyles and practices. The new National Planning Policy Framework recognises the important contribution that markets make to the success of town centres; it promotes the retention and enhancement of existing markets and encourages local authorities and communities to find ways to ensure markets remain attractive and competitive.
- 10.10 There is always the possibility however as this is a privately owned site that an owner uses the area for another purpose other than its current purpose of housing the produce market on Tuesday's. If this was the case a concerted effort would be needed to ensure the usual operations of market day can continue and steps taken to find an alternative venue.

Market Operations

- 10.11 The Market covers an area of approximately 12 acres in the west of the town, directly linked to Bridge Street in the town centre. The majority of the site is brownfield land and a number of buildings used for market-related activities are located there. On market days, part of the site is used for stalls, storage, auctions and market functions with the remainder of the site being available for free parking.
- 10.12 National policies for development recognise the important contribution that markets make to the success of town centres and promote the retention and

enhancement of such operations. Communities and local authorities are encouraged to find ways to ensure markets remain attractive and competitive.

10.13 The current market is very popular and, in particular, the Tuesday market attracts a wide range of local residents and visitors. A combination of factors contribute to making it an attractive place to visit and are what puts Hatherleigh on the map. These include:

- The variety of food and produce stalls
- The household auctions which add vibrancy to market day and which also provide a facility for buyers and sellers.
- The fur and feather auction which brings in people from a wide area who visit to buy stock.

10.14 The market area is also used to host special community events, including the annual carnival which sees a large number of floats, fairground and the burning of tar barrels.



10.15 Surveys and consultation events have shown that there are a variety of different requirements that need to be considered in order to ensure an effective redevelopment of market facilities. In summary, the main findings have shown that:

- Most respondents to the resident's, visitor and stallholder survey recorded Tuesday as their preferred day for the market. However, a Saturday Market seemed to be popular if the market was to be run on an additional or alternative day;
- 55% of visitors stated that they used other facilities in the town when they visit the market;
- Nearly 56% of visitors have shopped at the market for more than 10 years, highlighting the important role it plays in people's lives;
- Nearly 93% of visitors travel to the market by car, 4% walk and 3% use community transport;
- 75% of stallholders prefer outdoor pitches;
- Of the 25% of stallholders that prefer indoor pitches, the main reason was that they needed their produce to stay dry;
- 87% of stallholders consider the market in Hatherleigh to be an important factor in their business's viability;

- The majority of people would like to see the market (i.e. food stands, bric a brac auction, fur/feather auction, livestock market, car boot sale) stay the same although some would like to see better facilities whilst still offering the same products.

10.16 Car counts taken between August and December 2011 (count taken at a single point in time on market days) showed an average of 481 cars on Tuesday market days parked in the market area. While useful, these counts do not provide a breakdown of peak times and the types of vehicles that are using the site for parking and therefore more assessments would be needed to gain a better understanding of how this parking area is used. It was also noted during these car counts that the Town Car Park was not full so there is



scope for some of this provision to be met by using this space more effectively. Any applications for development should provide a detailed parking and traffic audit to demonstrate demand. It is an overwhelming priority of the community that current car parking issues around the town are not exacerbated by the redevelopment of the market site and therefore the proposals

should make every effort to ensure that sufficient parking is available to meet the demands of visitors to the market.

10.17 There is scope to look at multi-functional/communal car parking areas (e.g. a hardstanding play area) which when not being used for recreation could be used for parking on market days.

10.18 As well as providing adequate parking spaces, opportunities to travel more sustainably should be explored, with priority given to pedestrian and cycle links and improved access to public transport.

10.19 It is also important to maintain good access to the market area and therefore the layout of the redevelopment should be structured to allow market functions to continue and should maintain rights of way.

10.20 To continue the functions that make Hatherleigh Market what it is, it is envisaged that there will be a need for two buildings as well as outdoor space to hold a number of stalls:

- A centre-piece building hosting a pannier market for weekly food and craft stalls
- A larger multi-purpose building to house indoor household auction sales, indoor car boot, fur and feathers auction and to be used for other

community events in wet weather, e.g. carnival crowning, judging, festival bands, Christmas poultry sales etc.

- A multi-functional outdoor area for community activities (e.g. carnival, car boot sales).
- Space for around 100 stalls (average measurement of stall size of 4m x 3.5m) plus additional room to accommodate traders vans.

Principle for Development 15

For the market to continue to be successful in the future, redevelopment proposals will need to ensure that there is sufficient trading space and parking facilities proportionate to the needs of stallholders and volume of visitors. This should include provision for:

- Sufficient parking spaces to meet the demands of visitors and traders.
- Approximately 100 pitches, the majority of which should operate outdoors.
- Market buildings which incorporate suitable spaces for hosting weekly market functions and other community events.
- Better walking and cycling links.

Heritage and Conservation

10.21 Hatherleigh is an attractive market town with many historic and distinctive buildings. The street layout in the centre of the town is based around a loose triangular pattern that makes it easy to walk around and know where you are. In particular, the church at the top of Bridge Street provides an important focal point and can be seen from views across the town. There are various special features that characterise the built-up areas of Hatherleigh and these are listed in Chapter 4. For the market site, it is important that the following guidelines are taken into account:

Principle for Development 16

- The church setting is important and provision needs to be made to protect views to and from it.
- There is considerable scope for enhancement of the public realm around the top market entrance area, the Old Schools and public toilets.
- The possibility of using some supply of the locally distinctive lamprophyre stone from Hannaborough quarry should be explored. This ought to be enabled by a development of the scale proposed and used in buildings and enclosure. However the fact that this is a soft stone needs to be taken into account.
- 'Enclosure' (provided by hedgerows, walls etc.) is critical to any development 'fitting in' and there are distinctive forms of enclosure already in the town.

Environment and Ecology

10.22 It is important that any proposals for redevelopment carefully consider the environmental impact it is likely to have. In particular, the following should be taken into account:

(1) Hedge and tree boundary between Vicks Meadow and the A386:

These trees and hedgerows provide a good habitat for wildlife (such as insects, birds, slowworms) and should be retained and enhanced by extra planting. It may be difficult to achieve direct access to the river from here but opportunities for providing a path to the inside of the trees should be explored.

(2) Hedge and tree border along A386:

These borders should be retained and left relatively undisturbed by any new development. Any access into the site should therefore be provided by the existing entrance. There could be the potential to introduce a pond just to the south of the main entrance.

(3) C-shaped wetland area curving into the middle of the site:

This is likely to be a very useful habitat and should be retained. It has a good diversity of floral, tree and shrub species and as such is a fantastic resource for birds and possibly bats. There may be scope, depending on the extent of wildlife in the area, to open this space up for public enjoyment.

(4) Buildings:

There are various buildings on the site which are likely to be well used by sparrows, swifts, starlings and house martins. The buildings will need checking for nests and, if present, new development will need to compensate for any loss to this habitat. There may also be bats roosting within the buildings. There are many measures that can be taken to provide opportunities for bats to roost within new buildings that are developed and, if considered early enough, these could be achieved at a low cost with high benefit for bats.

(5) Flood Risk and Drainage:

There is an area of high flood risk on the western border of the market site and this will need to be considered as part of any redevelopment proposal. There will need to be a Flood Risk Assessment and Drainage Assessment carried out to support any development here. New homes should be sited away from Flood Zone 2 where possible and should not be sited within Flood Zone 3 areas at all.

There is an existing ditch along the tree-lined boundary with Vicks Meadow and it is very important that this is retained as it forms part of the town's surface water drainage system. It must be protected and retained and should be left unobstructed for maintenance purposes.

Principle for Development 17

- The habitats mentioned above should be protected and enhanced where possible. Existing trees should be retained to help provide maturity and screening. Any development in the market area should protect the large oaks and other sensitive landscape features on the site.
- The design should help to maximise opportunities for easy movement throughout the site and links into the rest of the town.
- The development should try to include local landscape features that give Hatherleigh its 'sense of place'. For example, there should be provision for local stone faced hedgebanks, stone walling details and well designed tree planting that separates different uses.
- Any proposals should incorporate a buffer to the river and should consider how public access to it can be achieved.

Open Space and Play Facilities

10.23 Any redevelopment of the market site could also benefit from providing better footpath and cycle links to other parts of the town. Whilst the area can link quite naturally with the town square and Co-op, there is not a safe route (i.e. a pedestrian crossing) to reach Island Park, the skate park and other areas south of the town (e.g. Sportsfield). An open area for



children to ride bikes has been identified as being needed in the town and the community would also like better access to a river walk. A wide stretch of open space following the bank of the river and side of the A386 could be created to allow for both of these (possibly with seat benches and lighting).

10.24 It is also felt that space should be allowed to create better pedestrian linkages to the town for residents living at Moor View. At present, the only option is following the main road to the bottom of Bridge Street. A footbridge over the A386 linking both sides of the town would be a great way of bringing the community physically closer and would benefit the promotion of cycle routes.

10.25 The redevelopment should focus on looking at what is missing in the town in terms of footpaths, cycle links, open spaces and play areas (see Chapter 7) and see whether there are opportunities to provide facilities that are not already available.

Principle for Development 18

- Any development should provide good quality and accessible open spaces and play facilities. Where possible, these should add to and complement the existing provision in the town, which could include:
 - Provision for cycle racks.
 - Pedestrian and cycle links to Moorview and the south of the town.
 - Riverside walk with area of informal open space.

Housing

- 10.26 Chapter 4 sets out the scale of development that is considered to be sustainable for the town over the lifetime of the Community Plan. This suggests that it is limited to 105 homes (13%) over the life of the plan. Averaged out over the life of the plan, this equates to around a 1% increase in the number of homes per year. 80% of the 105 homes could possibly be built on the market site.
- 10.27 Whilst it is understood that there is some concern about large-scale housing development, particularly in a short space of time, it needs to be recognised that for a successful redevelopment of the market site there does need to be a reasonable level of housing development. New market facilities will be costly and other types of development will be needed to help fund it. Provided that there is an appropriate balance of jobs and homes, the traditional pannier market is kept and every effort is made to integrate the new development into the existing community, it is considered that absorbing the additional homes into the town would be preferable and much more sustainable for the town than having a redundant brownfield site or a site which did not allow for a market to be held there.
- 10.28 The nature of any such redevelopment will inevitably come forward in a manner that is likely to see reasonably high levels of development over a fairly short period of time. The community is very keen to see a more gradual rate of growth and therefore is in conflict with what the community is trying to achieve. If it is practical and viable to do so, the redevelopment of the site should be phased over at least a four year period and should not compromise the ability of the weekly market to function in a way that people are accustomed to.
- 10.29 As explained in Chapter 4, there is only a small amount of affordable housing need identified in the town. However, in line with West Devon's Core Strategy, a development of around 105 homes would normally attract an affordable housing gain of up to 42 affordable homes with the remainder being sold on the open market. As such, it may be more appropriate for the Borough

Council to negotiate a level of off-site contributions to affordable homes rather than on-site provision and/or focus financial contributions on other priorities in the town. These priorities are listed at the end of this chapter.

- 10.30 Many people commented through the consultation that there should be a good mix of houses within a new development. In particular, there should be opportunities for housing suitable for an increasing elderly population in the town. This could be in the form of bungalows, Lifetime Homes or independent sheltered accommodation. Provision for this type of housing should therefore be incorporated into the redevelopment proposals.
- 10.31 It is important to note that feedback from the consultation showed that whilst people felt low cost homes were important, provision should also be made for some higher quality, larger homes which will help to bring money into the town and increase local prosperity.

Principle for Development 19

- The level of housing on the market site should be around 84 homes (80% of suggested increase over the life of the plan).
- Provision should be made for a mix of housing sizes and types on the site, including some homes which are suitable for the elderly population.
- Where practical and viable, the development should be appropriately phased in order to achieve a steady rate of housing growth.
- Development phases should not hinder the normal functioning of market days.

Employment

- 10.32 One of the key priorities for the community is to ensure that new homes in the town are supported by new job opportunities. The type of employment development that is likely to be most useful for the town and its needs would be in the form of smaller, office and/or light industrial units. There could also be scope to provide some live-work units, for both office-based work and shop fronts. This type of unit is typical of Bridge Street in the centre of the town. There is also support for the idea of a 'training centre' in the town which could specialise in providing training in traditional skills and crafts. However, there is currently no identified investment for this type of facility.
- 10.33 Ideally, should any redevelopment of the market site take place, efforts should be made to open up the pedestrian (not vehicular) link between the top of Bridge Street and the northern area of the market site so that there is a continuous parade of shopping activity in that area of the town.

10.34 There is scope for continued and new employment opportunities to be developed as part of the continuing functioning of the market facility. New management structure/organisation will be required to manage the market functions. This could be through a Community Interest Company.

Principle for Development 20

- Provision should be made for new employment opportunities on the site.
- Any redevelopment should ensure that there are clear links and signage between the market area and other businesses in the town centre to ensure all of Hatherleigh's businesses feel incorporated with the new design.
- The development of new large superstores which compete with the businesses in the town centre should be resisted.

Questions for the Community

What do you think are the most significant aspects of the market area and its operations?

How big should the market facility be?

Who will manage it and what form should this take?

What strategy should be developed to ensure a smooth transition?

Glossary

Affordable Housing	Housing that is provided for people whose incomes do not allow them to buy or rent housing on the open market. This includes: <ul style="list-style-type: none"> • Shared ownership/shared equity: Purchasers will buy an initial share from a social landlord. Purchasers can stair case to own the property outright. • Rented Housing: Is owned and managed by a social landlord. Rents in social housing are charged at a reduced level of market rents.
Community Plan	A plan that is written by the community for the community. It sets out key objectives and principles to guide local initiatives and future development in the area.
Community Interest Company (CIC)	A CIC is a new type of company for people who want to be involved in a business whose assets are 'locked' for the benefit of the community.
Conservation Area	An area of special architectural and/or historical interest. It is desirable to protect or enhance the character or appearance of these areas.
County Wildlife Site	Areas of land rich in wildlife such as a tract of heath, a meadow, a copse or a village pond.
Culm Grassland	Damp, unimproved grasslands that are found in parts of North Devon and North East Cornwall. They incorporate a diverse range of vegetation from mire, fen, swamp and wet heath.
Localism Act	Legislation that devolves more power to local communities.
Local Services	Items of infrastructure that support communities, e.g. schools, healthcare, roads, water and sewage etc.
Parish Pump	Hatherleigh's parish magazine that is published monthly.
PV Cells	PV (Photo Voltaic) cells generate electricity from light.
National Planning Policy Framework (NPPF)	The Government's national plan for how and where new development should take place across England.
Sustainable Development	Development that meets the economic/social/environmental needs of the present without compromising the ability of future generations to meet their own needs.
Traffic Order	A legal document which imposes traffic and parking restrictions such as road closures, one-way streets and on-street parking places.
West Devon Core Strategy 2011	The Borough's latest plan that sets out a strategic framework for where new homes and other development will take place up to 2026.
West Devon Local Plan 2005	The Borough's plan that provides detailed policies about where and how new development can take place.

Appendix A – Summary of Community Consultation

Introduction

The Plan-It Project has been truly community-led and community-focused. The project has been led by a group of volunteers from the local community who have come together to give the community a lead role in planning for its future. The group (known as the Plan-It Group) has been made up of 10 local residents whose membership has been endorsed by the Town Council. The project has been supported throughout by Hatherleigh Town Council and West Devon Borough Council. The consultation with the community has benefited greatly from this arrangement, as the members of the Plan-It Group have been out and about in the town and have been working hard to listen to all the views of local people.

For the consultation to be effective, it had to provide various different opportunities for people to feedback their views. For this reason the gathering of information was collected in two ways, through written and verbal communication thereby allowing local people the opportunity to share their thoughts about Hatherleigh in ways that suited them. The specific details on how this was achieved for each exercise are presented below and every effort was made to take into account people's preferences for feeding back information. All avenues of communication were used to widely publicise the surveys and one-day event through the local press, parish magazine, posters around town and via social networking sites.

Introducing Plan-It to the Community

The Plan-It consultation process began on the 2nd December 2011 at a consultation exercise held by the Hatherleigh Market Design Team (promoters of the market redevelopment) at the Community Centre. The Committee were allowed a table at this event which helped us begin to gather the first collection of comments on the views and issues that Hatherleigh residents were most concerned about. It also allowed us the opportunity to raise awareness of our consultation process and promote our survey booklet and online survey.

Resident Survey

A key stage of this consultation process was in the development and distribution of a 12-page resident survey booklet. This booklet contained questions relating to the seven themes highlighted in the main section of this report and the survey also offered the opportunity to feedback opinions relating to Hatherleigh Market. Space was allowed for further comment at the back of the booklet. Although the initial questions were developed by the volunteers themselves, responses in this survey booklet conveyed from residents were used later on at the consultation event and formed the basis for further dialogue.

The booklet was posted, by hand, to all 811 households within the parish in December to enable the survey to be completed over the Christmas holiday period.

Additional paper copies were also placed in strategic locations around town namely The Paper Shop, Hatherleigh Medical Centre and the Community Centre.

Full details of the consultation process and resident survey are published on the *Hatherleigh Town Council* website, the *Hatherleigh.net* website and in the parish magazine the *Parish Pump*. The resident survey was also made available to be completed online through *www.surveymonkey.com*. Both Hatherleigh websites contained a link to the online survey. Further publicity was also provided through the local press, namely the North Devon Journal and Okehampton Times.

In order to receive a good response rate to the survey, reminders were again publicised in January through the local press and through the primary school newsletter on the 12th January 2012. Posters were also displayed around town to remind people of the deadline on the 31st January 2012. Word of mouth also played a part with the volunteers using any opportunity to raise awareness of the importance of getting local people to express their views. In particular, Tuesday coffee mornings in December and January, local meetings attended by Plan-It volunteers, and social networking sites. These all helped get the message out.

The resident survey was well received with a response rate of 27%. The responses to this are available on the *Hatherleigh Town Council* website and three hard copy folders are available for the community to access. These are provided at *Hatherleigh Community Centre* and *Old Schools*.

Plan-It Event

The role of a survey in any consultation is a valuable tool when attempting to access community views. However the Plan-It project wanted to seek a more thorough understanding of Hatherleigh's current situation and its future aspirations, therefore a one-day community information event was organised which took place on the 25th of February 2012. This provided the arena for more detailed discussion on issues that had come to light through the survey and as a contact point for local people to speak to Plan-It volunteers in person. The event also provided feedback from the survey giving the opportunity for local people to come and view the results of the survey and see for themselves what other local people had to say.

The publicity for this event was similar to the survey, with notice been given through the local press, Parish Pump, school newsletter, posters and banners displayed around town, social networking sites, and the tireless promotion through word of mouth by the volunteers themselves. In addition to this letters of invitation were sent to 78 businesses in Hatherleigh and to 30 local clubs and organisations which covered the diverse demography of the local area.

The event was organised in a dual format. There was a drop-in area in the foyer where people could view the findings of the survey via large display boards and where they could leave further comments; and an area in the main hall where scheduled discussion groups took place allowing people to discuss concerns and

share ideas with each other. This was felt a valuable exercise as it provided the opportunity for people from different walks of life to highlight and debate issues that would have a direct affect on them.

Discussions were instigated by the members of the Plan-It Group using questions and comments raised from the resident survey rather than from their personal input. The intention of this was to keep a degree of neutrality from those involved in the process. Comments were noted and recorded as spoken and again these have been published on the *Hatherleigh Town Council* website alongside the resident survey responses.

A concerted effort went into creating an attractive user-friendly display covering each themed area and presented facts and figures of research gathered over the previous months on Hatherleigh. Film slides of Hatherleigh past and present added to the significance of the day and delicious cake and refreshments were provided. Although attendance could have been better, of the 100 people who attended a lot of useful ideas were put forward which have been fed into the main section of this report.

For those who could not attend the event full details of the poster displays and comments taken are available on the *Hatherleigh Town Council* website. This option on where to view all results has again been publicised on the *Hatherleigh.net* website. For those without access to computers the information has been collated and presented in A4 Folders. These again are available to read at *Hatherleigh Community Centre* and *Old Schools*.

Tuesday Market Survey

In conjunction with the consultation of local people it was considered important to also consult those who visit Hatherleigh on a regular basis particularly those who visit the Tuesday market. Enquiries into what makes Hatherleigh an attractive place to trade or visit need to be established in order to ensure this much valued resource continues into the future.

A market specific survey was developed and visits took place on the December 13th 2011 and January 31st 2012. Separate questions were asked of visitors and individual stallholders. Over the two visits a total of 38 stallholder's responded and 76 visitors. On the 20th March 2012 the results of this market survey were displayed at the West Devon Borough Council's Connect Outreach information stall. A4 folders with the results from this market survey have also been shown to the stallholders.

Individual Interviews

The process of gathering local information about the area and its services and facilities over the months inevitably led the champions to engage in many discussions about Hatherleigh with individuals and those representing local groups. Conversations regarding Hatherleigh's strengths and weaknesses in all aspects of

local life now and into the future have also been a valuable addition to the list of comments recorded in this consultation process. The input from all individuals is very much appreciated.

Local Housing Needs Report

A Local Housing Needs Report was carried out in Hatherleigh in early 2012 to find out the level of current affordable housing needs in the parish and information about tenure and house size needs of local people. This survey was conducted by the Rural Housing Enabler at the Community Council of Devon and has been carried out as part of the background work to support the Plan-It Project.

Survey forms were delivered to every household in the parish which were designed to ascertain information about current housing needs in the area. A full report of the survey can be purchased from the Community Council of Devon on request or please speak to a Town Councillor.

Consultation with Hatherleigh's Young People

Primary school age

A project at the primary school held over the summer term of 2011 produced an interesting insight into what approximately 90 children this age like about Hatherleigh. Although this was not a Plan-It led project the information was happily shared with us. The project covered school years 1 – 5 of ages between 5 and 11 years.

The children were asked two questions:

1. What is your favourite place in Hatherleigh? and
2. What would you like to see that is not provided?

They responded by drawing pictures and describing what they had drawn.

By combining all the years against a list of places mentioned we can award a first, second and third choice of the most popular. The most favourite place was the market mentioned 12 times; joint second, the play park and the George Hotel (11x), and third the school (8x). However if you combine the number of times the pubs as a whole were mentioned (George, Tally-ho, Bridge Inn) then this by far would have been most popular (18x). Reading into the reason for this it is hoped the children concerned value and enjoy social time spent with their family and friends rather than this alluding to a budding taste for alcohol!

The second question 'What would you like to see in Hatherleigh?' produced many responses that are in fact already provided here in Hatherleigh or could be adapted to include the younger age group. This raises the issue of better communication of what is on offer. Areas named that could potentially be adapted to provide a service for this age group are – swimming pool, a library, a pond, theatre, play park, disco, cycle lanes, skate park, cinema.

Awarding the same first, second and third choice of what they would like to see as the most popular facility, the first was a swimming pool (22x), second a leisure centre (7x), and joint third a cinema and clothes shop (6x).

Youth Club

A Plan-It consultation held at Hatherleigh youth club on 27th January 2012 consulted approximately 15 young people on what they thought about Hatherleigh and its provision of services and issues related to this age group. The age group ranged from 8 – 16 years with the majority being female respondents.

The young people were asked to comment on what other clubs they attend, what they like doing in their spare time, where they like to go, how they access community information, etc. The questions were developed along a similar theme as the larger resident survey to provide a consistent approach. However, also included were a few aspirational questions in an attempt to understand any reasons behind choosing to stay or leave the area.

They were asked to fill out a one page survey sheet to record their views, they could also express their views by adding sticky notes to a map of Hatherleigh. This information has been combined like the school survey into a one page format showing the questions and responses.

Appendix B – Summary of Key Issues

Community Life

- Nearly 80% of respondents answered ‘yes’ to knowing all of their immediate neighbours.
- The strength of community was rated at 7.7 out of 10.
- There is a feeling that the quicker Hatherleigh increases in size, the more diluted the community spirit gets. This has been seen to be the case with the increase in the size of the town in the last few years.
- Some noted a lack of willingness to organise activities, groups and events, with comments being returned that the same few people are doing so much of the work and about the difficulties in attracting new volunteers.
- Most information is shared through the Parish Pump, word of mouth, notice boards and the Hatherleigh.net website.
- Ideas to improve information sharing are:
 - Improve the Town Council website;
 - Bigger/new information boards in the town, particularly in Town Square, outside Co-Op and in the Littlewoods area of the Moorview estate;
 - Hold a ‘Fresher’s Fair” to improve local awareness about the various clubs and activities in the community;
 - Provide photos and profile information about the Town Councillors to make them more visible in the community.
- Only 34% of residents that responded to the survey feel that formal local bodies listen to their views. Most commonly, the County Council, Borough Council, Town Council and Police were cited as formal bodies that do not listen.
- Very few concerns about safety in the town - it is generally perceived as safe place to live, with good natural surveillance of public areas. 99.5% of respondents feel either quite safe or very safe in the town.

Housing

- Concern about large-scale housing development.
- ¾ of respondents thought there was adequate housing to meet the needs of their households over the next 15 years.
- Concern that there are not enough job opportunities locally to support new people moving into the town.
- Some people talked about the value that new homes could bring to the community, particularly in terms of increased opportunities for people to buy or rent more affordable properties and in terms of bringing money into the town to help sustain local businesses and shops.

- Many people support the provision of low cost homes for local people and would like to see schemes and policies put in place that enable this (e.g. community build schemes, local connections criteria for affordable housing).
- The general view is to encourage a good mix of properties within any new development. Whilst low cost homes are important, it was also considered that provision should be made for some higher quality, larger homes which will help to bring money into the town and encourage local prosperity.
- There is a desire to see more bungalows built to support the elderly population.
- Gardens are very important and new homes should have bigger gardens to provide places for children to play, to use as a hobby, to support wildlife and to provide food.
- 96.7% of survey respondents stated that they owned more than one car in their household. Because of this, most people felt that any new development should cater for this trend. (NB: over half of the respondents think that parking provision on recent developments has been inadequate).
- The majority of people believe that it is very important for new homes to be energy efficient and several people stated support for PV cells on new developments.
- New development should be built with traditional materials (e.g. cob, thatch) and reflect the built form of Hatherleigh (e.g. cottages). There were many concerns about “sterile box” developments and a desire amongst the community that new developments are not built like this.

Local Facilities and Activities

The most frequent comments and concerns are:

- Better choice of restaurant/café's/eating establishments;
- Improvements needed to public toilets;
- Facilities for teenagers are required;
- Play facilities needed for younger children aged 4 years – 8 years;
- The Community Centre is well used by most people who responded to the survey but cost of hire was cited as the main reason for people not using the facility;
- There was a lot of support for Cubs and Scouts groups to be re-introduced;
- Many respondents commented on additional leisure facilities they would like to see. In particular, there was much support from all ages in the community for a swimming pool and gym;
- Consultation with the Youth Group showed that young people would like to see more entertainment facilities in the town, in particular somewhere for dancing/discos, film night/cinema, snooker and darts.
- There were various suggestions that paths and the area around the river could be improved to enable better access to the water;

- Some people commented that The Square could be used more effectively, by opening up the space, preventing car use and providing an option for a covered area for festivals etc.; and
- The market area is considered to be one of the greatest assets of the town's built environment.
- New clubs really need to be set up by those people who are interested in them, rather than there being an assumption that the Council will make these arrangements.

People commented that they would like to see the following activities and facilities:

1.4 Activities	
Line dancing	Antique Fair
Bridge Clubs	Environment group
Wildlife, sculpture and walking trails	Zumba in the evening
Horse riding on Ruby Way	Tai Chi
Better access to the river for canoeing etc.	Scouts, cubs etc. to be re-founded in the town
Hatherleigh Choir	First Aid Course
Flower club	Yoga
Book/reading group	Running Club
Squash club	LTA tennis club
Rugby club	Wine club
Junior football club	Random acts of kindness group
Age concern	
1.5 Facilities	
Swimming pool	OAP drop-in centre
Fitness centre	Play area on Mayne Close
Hard standing area for netball, basketball etc.	Multi-purpose building for arts, theatre and museum
Improvements to public toilets	Youth entertainment facilities e.g. a place for dancing/discos, film night/cinema, snooker and darts.
Play facilities for younger children aged 4-8 years.	
Larger skateboard area to suit different abilities.	General use open space for a range of activities (parties, camping, relaxing etc.)
Better choice of restaurants and cafes, including re-opening of Tally Ho Brewery.	

Local Services

- GP/healthcare provision was rated as seven out of 10. The location of the GP at the top of the hill was considered by some to cause difficulties for people with mobility issues and those living on the Moorview estate without access to a car. Some suggested a 'hospital car' service or a relocation of the surgery to the centre of the town. There were also various comments that they would like a female GP in the town.
- there is general support for a chemist in the town, even if this is provided through a larger selection of products in the Co-Op or within the GP surgery.
- It was suggested by various residents that a dentist would benefit the town, even as a mobile service.
- Various concerns were raised about the current water and sewage provision in the town and how previous developments in the town had been accommodated on the water supply.
- Overall, residents rated library services in the town as seven out of 10. All comments about the library service were positive, the only suggestions being that a more regular facility could be promoted in the town.
- The overall rating for the primary school was 8.5 out of 10 and 8.2 out of 10 for pre-school provision. This shows a high level of satisfaction with these facilities. After school clubs received a lower rating of 6.5 out of 10 and there were also comments that nursery provision, particularly for babies, was lacking in the town.

Environment

- New development should be (encouraged to be) built with traditional materials (e.g. cob, thatch) and reflect the built form of Hatherleigh (e.g. cottages). There were many concerns about "sterile box" developments and a desire amongst the community that new developments are not built like this.
- There should be scope for new development to be eco-friendly/energy efficient.
- There should be greater attention paid to the size of gardens in housing plots to encourage vegetable plots and/or off street parking.
- The appearance of the town could be enhanced by more flowers and planting in the town centre and on the roundabout. This has to be within any Highways constraints intended to limit distractions to drivers.
- Some remote pedestrian areas of the town could benefit from street-lighting (e.g. the footpath area from the Cricket Club into Littlewood Meadow).
- There could be longer periods when street lights are turned off in the early hours of the night.
- 80% of respondents are very interested or quite interested in creating some of its own resources, such as renewable energy or community food production. Some

residents in the town are very keen to find out more and would potentially like to form a local environmental group to support these initiatives.

- Nearly half the community think that more can be done to encourage wildlife habitats. Many people thought this should ultimately be the responsibility of the town and borough councils. However, there was a strong sense from the responses that people thought the whole community could do their bit and that partnerships or groups could be set up to support this.
- The current recycling facility at Bridge Street car park has a wide range of skips which are well supported by the town. Some people expressed concern that there is no option to recycle plastic trays. The availability of this option is something that could happen in the future depending on financial resources of the borough council.

Economy

- Co-Op is primarily used for top-up shopping with main grocery shopping done in Okehampton.
- Many people have commented through the consultation that they would like to see more choice and provision in the town. However, in general the feeling amongst the community is against a large supermarket coming to the town and more in favour of additional choice being provided by:
 - More locally independent shops, e.g. butchers, bakers, delicatessen, chemist, garden centre;
 - An additional smaller supermarket to provide competition to the Co-Op; and
 - Opening the Market on Saturdays.
- Businesses could be better supported and complemented by:
 - Better, cheaper parking arrangements and sufficient provision for market users;
 - Evening opening of shops;
 - A local taxi service;
 - Local businesses to have first refusal on new units;
 - Lower business rates;
 - Lower rents;
 - Establish a business forum to support local businesses;
 - Provision of smaller, starter units and live/work units;
 - High-speed internet connection;
 - Promotion of the town through Tourist Information/Visitor Centres, Devon magazines, festivals, website links etc.
 - Provision of a circular walk around the town for easy and signposted access to shops and businesses (to take the route from the town car park to Bridge Street, on to Cornwall Farmers and from there to the new market and shopping areas);
 - Training Centre – provide training in traditional skills and crafts;

- Invest in revitalising Bridge Street; and
- Any development of the market area should complement, not compete, with Bridge Street, e.g. Bridge Street could be used for high-end/niche products and the new development for everyday essentials.
- Need to look at a solution for enabling the full opening of Tarka Trail thereby bringing in cycle tourists.
- The market provides a source of income for the many stallholders and farmers that trade livestock and produce there. It also supports local shops and charities in the town centre.
- The market provides a regular and important gathering point for a huge number of visitors and local residents and gives the town an important sense of identity.
- The community wants to see all, or elements of, the market kept in the town in the future.
- The abattoir is considered equally important, both in terms of supporting local jobs and for animal welfare.

- **Key Points about the Market**

- 81% of respondents from the market visitor survey would like the market to stay the same.
- When residents were asked what they thought the most important aspect of the market was, the majority said the 'produce stands'.
- Most respondents to the residents survey recorded Tuesday as their preferred day for the market. However, a Saturday Market seemed to be popular if the market was to be run on an additional or alternative day;
- 55% of visitors stated that they used other facilities in the town when they visit the market;
- Nearly 56% of visitors have shopped at the market for more than 10 years, highlighting the important role it plays in people's lives;
- Nearly 93% of visitors travel to the market by car. Of the other 7%, 4% walk and 3% use community transport;
- 75% of stallholders prefer outdoor pitches;
- Of the 25% of stallholders that prefer indoor pitches, the main reason was that they needed their produce to stay dry.

Transport and Communications

- Car parking arrangements are rated quite poorly in the town.
- Town Car Park – should be made free. It was suggested that a "Friends of the Town Car Park" group could be set up to manage it.
- Better signage about where parking is and is not allowed;
- Box parking scheme (e.g. Chagford example);
- Create a "shared space" along Bridge Street for pedestrians, cyclists and vehicles;
- 20 minute parking zone outside shops;

- Residents permits for the Town Car Park;
- Car park at top of Bridge Street;
- Double yellow lines in the town centre;
- Cycle racks in the town centre to encourage more cyclists; and
- One-way circular route around the town;
- The car is primarily needed for travelling outside of the town, particularly for work purposes. For those that live outside of the town, they rely on their car to support their lifestyle.
- With regards the bus, the majority view is that the current service in the town is not adequate to support commuter patterns and does not stop to pick people up in the most convenient locations. Improvements to the bus service have been suggested as: enabling the bus route to go through the centre of the town and to the new estates (can only happen once on-street parking has been resolved); and revising the bus timetable to support commuter links to Exeter and Holsworthy.
- The majority of residents appear to be satisfied with Broadband and mobile reception in the town. However, it was noted that high-speed internet connection would be important to encourage business growth in the area.

Appendix C – Hatherleigh Action Plan

Action	Who is responsible?	Is funding required?	Timescale
Hold an event for all organisations in the town to raise their profile.	Possibly Hatherleigh Town Council although Community Centre organised first one. Should it be responsibility of the various clubs collectively?	Possibly	Ongoing – could be an annual event
Display profiles and photographs of Town Councillors on a website and when a new Councillor is elected, put an article in the Parish Pump about the new Councillor.	Hatherleigh Town Council (HTC)	No	Most photos already on town council website Short-term
Regularly monitor and update the housing needs in the community to ensure that people have access to the housing they need.	WDBC/HTC	No	Ongoing
Encourage the market redevelopment proposals to consider options for a building and/or multi-functional area so that community activities (such as car boot sales and the carnival) can continue.	Plan-It Group Local Government Local Community Individuals	No	Short-term

Feed back to the Community Centre Trustees the comments that have been made to ensure that they cater for all the community, both young and old. Explore opportunities to run a wider range of activities and uses from the Community Centre.	Plan-It Group Community Centre	No	Short-term
In consultation with <u>all</u> the sports clubs in the town, consideration should be given to the potential for the development of some enhanced sports facilities i.e. gym, fitness centre and swimming pool.	Plan-It Goup Hatherleigh Town Council Private organisations	Yes	Medium-term It is possible that a private facility may open just outside the parish.
Work with existing organisations to deliver enhancements to existing facilities, possibly as part of new developments.	Plan-It Goup Hatherleigh Town Council Local clubs and groups	Yes	Long-term
Look into the option of providing a hospital car service to the surgery.	Hatherleigh Town Council GP Surgery	Yes	Medium-term
Regularly monitor the needs of local organisations to make sure that their needs are being met.	Responsibility should be on local clubs and groups to advise Hatherleigh Town Council	No	Ongoing
Advertise in the Parish Pump and on the Hatherleigh Town Council website, the times and locations of the mobile library service and other useful local services.	Hatherleigh Town Council	Possibly	Short-term

Regularly maintain the Island Park area closest to the river. This will help keep down non-native invasive plants and encourage more use of a community space.	Hatherleigh Town Council maintenance contract Environment group	Possibly	Ongoing
Town Council could appoint its own representative to ensure greater awareness of environmental issues and help support environment projects.	Hatherleigh Town Council	No	Short-term
Explore options for installing cycle racks in the town.	Hatherleigh Town Council	Possibly	Short-term
Put in place a programme for the repair / replacement of benches.	Hatherleigh Town Council	Possibly	Medium-term
Work to make Hatherleigh a 'cycling mecca'. This will include : <ul style="list-style-type: none"> • Completion of the Tarka Trail from Meeth; • Installation of cycle racks in town; • Promotion of the Ruby Trail and other cycling routes. 	Multi-agency - HTC Ruby Cycling groups Business/tourist groups	Yes	Ongoing
Promote the town better by preparing a new "Town Leaflet" and using the town website more effectively.	Business/tourist groups Hatherleigh Town Council	Possibly	Medium-term
Review town signage with particular attention to re-routing cyclist visitors to pass through the town.	Business/tourist groups Hatherleigh Town Council WDBC	Yes	Medium-term
Look into the re-introduction of a business forum.	Hatherleigh Town Council Plan-It Group	No	Long-term

Follow up discussions with the Borough Council regarding making the Town Car Park free.	Plan-It Group Hatherleigh Town Council WDBC	Possibly	Short-term
Explore options for parking restrictions if required.	Hatherleigh Town Council WDBC	No	Short-term
Consult residents on the option of a possible increase in Council Tax to cover any additional costs if Hatherleigh Town Council takes over the running of the Town Car Park.	Hatherleigh Town Council	No	Short-term
Discuss with bus companies (and Devon County Council) options for improving bus times and routes.	Community campaign supported by HTC DCC	No	Short-term
Look at the possibility of installing a Playground sign, or similar, before the entrance to the Sportsfield to ensure drivers are aware of any possible danger.	Hatherleigh Town Council	Possibly	Completed
Explore options for a safer pedestrian route to the Sportsfield.	Hatherleigh Town Council	Yes	Long-term
Conduct a thorough assessment of parking in the town with particular attention to numbers and types of vehicles on market and auction days	Hatherleigh Town Council	Possibly	Short-term

Appendix D - Community Priorities for Services and Facilities

Priority Levels

Priority 1: Significant priority for the community

Priority 2: Medium priority for the community

Priority 3: Low priority for the community

Main Types of Development

What?	Why?	Where?	How will it be achieved?	Priority Level
Retention of Market to include: <ul style="list-style-type: none"> • 2 x buildings • Multi-functional area • Provision for stalls 	<p>To support the continued operation of the market in a way that has historically evolved.</p> <p>To provide the opportunity to support sustainable local practices</p> <p>To allow a space to remain as a unique community meeting arena.</p>	<p>As part of new development – on existing market site.</p> <p>Well linked to the town centre.</p> <p>Could make more effective use of town square.</p> <p>A different site / format?</p>	<p>Requires management structure/organisation to manage market functions. Could be through Community Interest Company which also manages open spaces etc.</p>	1
Market Car Parking	<p>If the market is going to continue to be successful there is a need to provide sufficient parking for visitors and traders.</p>	<p>Incorporated within the redevelopment – flexible opportunities should be explored.</p>	<p>Creative integration of spaces as part of the new development.</p>	1
Employment	<p>To balance new homes with new job opportunities and</p>	<p>As part of new development</p>	<ul style="list-style-type: none"> • Small office and/or light industrial units. These could be 	1

What?	Why?	Where?	How will it be achieved?	Priority Level
	encourage opportunities for people to work locally and boost the local economy.	<p>– on existing market site.</p> <p>Potential to locate them in a way that provides a buffer to the Abattoir.</p>	<p>built in a flexible way that enables them to be adapted for different sizes and uses (e.g. partitions removed to provide larger units if required or partitions retained to create smaller office areas).</p> <ul style="list-style-type: none"> • Easy-in, easy-out terms. • Live-work units. 	
Housing	Achieve sufficient housing that meets the needs of everyone in the community, including affordable housing and homes for the elderly..	Integrated into new development as required by local evidence and policy.	As part of new development.	2
Enhanced GP provision	<p>There are some concerns about the current GP provision and its location the redevelopment of the market site could provide an opportunity to relocate the surgery and enhance the service.</p> <p>However, there is sufficient capacity at the surgery to meet the additional homes and therefore any plans for a new surgery will need to be instead of, and not in addition to, the existing surgery.</p>	Either improved service at the existing surgery or new facility provided on the market site.	Developer contributions or new build.	3

What?	Why?	Where?	How will it be achieved?	Priority Level
Supermarket	To increase competition and choice in the town.	Could be integrated into new development?	As part of new development.	2

Design

What?	Why?	Where?	How will it be achieved?	Priority Level
Good sized gardens or allotments/ community gardens	To provide space for recreation and opportunities for growing food etc.	As part of all new residential development.	Good design of new development.	1
Energy efficient design and renewable energy	To support and encourage development that has benefits for the environment.	As part of the overall design of new developments.	Good design of new development.	1

Local Facilities

What?	Why?	Where?	How will it be achieved?	Priority Level
Cycle racks	To promote and support cycling both for local residents and as a way to promote tourism in the area.	On the market site and other areas in the town centre.	Developer contributions and/or other financial contribution	2
Small sports gym/fitness centre	Existing gap in provision of this type of facility in the town.	Could be incorporated into Community Centre?	Developer contributions Community fund raising	3
Pedestrian and cycle bridge across	To provide a safe link over the bypass and a better	Across the A386 between the market site and Moor	Developer contributions	2

What?	Why?	Where?	How will it be achieved?	Priority Level
the A386	connection between the two parts of the town.	View/Littlewood Meadow estate.	Community fund raising	
Nursery provision	To fill an existing gap to allow parents to return to work quicker if required	Possible use of existing building or extension to Community Centre?	Developer contributions Community fund raising	3
New building for Hatherleigh Community Church (formerly the Vine)	The Church does not currently have a building dedicated to their functions.	Could be incorporated into Community Centre? Or other building provided as part of market redevelopment.	Funding from Hatherleigh Community Church	2
Hardstanding Area – could be used as part of a multi-functional space.	Existing gap in provision of this type of facility in the town.	Integrated into new development	Part of open space requirements on new development.	2
Riverside walk with informal open space	Existing gap in provision of this type of open space/facility in the town.	Following the bank of the river at the edge of the market site.	Part of open space requirements on new development.	1
Safe pedestrian route to the Sportsfield	Concerns raised over speed of traffic adjacent to footpath	Explore option of track following brook.	Consultation with local landowner. Potential to access Devon County council grant	3
Multi-use Skate ramp	Current ramp insufficient for different levels of ability and different types of wheeled equipment. Non-team sport provision for young people	Area already allocated at Island park	Developer contributions Community fundraising Funding bodies	3