

# **Willand Parish Neighbourhood Plan: Consultation Statement**



November 2023

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# 1. CONTEXT

## 1.1 Introduction

Our Neighbourhood Plan has been produced by Willand Parish Council (the “Parish Council” or “Council”), as the qualifying body with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. Material relating to the production of the Plan is available on the Neighbourhood Plan pages of the Council website at <https://willand-pc.org.uk/> .

The development of the Plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Willand Parish Councillors.

This Consultation Statement has been prepared by the Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and,
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.

The aims of the Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage (and not leaving consultation until the statutory “Regulation 14” consultation);
- ensure that consultation events and public meetings enabled people to have their say, and provided the Steering Group with feedback at key points in the process;
- engage with as wide a range of people who live and work in the Parish as possible, using a variety of events and communication techniques;
- ensure that the results of consultation and updates on the Neighbourhood Plan were provided after events and consultation periods and throughout the process, through the most appropriate and widely read media; and,
- be able to demonstrate during the process and at Submission that the Plan has been developed following good practice, that it is truly *the community’s Plan* which represents their views on local issues, and with the aim of meeting the required Basic Conditions as they relate to achieving effective consultation and engagement.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

## 1.2 Background to Consultation on the Neighbourhood Plan

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Parish Council and its Steering Group has continuously sought to work *with* the local community to ensure that the Plan, as much as possible, *reflects their views and wishes*.

The community was encouraged to get involved at every stage when the Steering Group reached out to the community about the Neighbourhood Plan, and “the door was always open” if people chose to contact the Group or Parish Council between the main consultation stages.

The Parish Council agreed to produce a Neighbourhood Plan in September 2019<sup>1</sup> and a Steering Group comprising Parish Councillors and members of the community was established at around the same time<sup>2</sup>. The Parish Council first applied for the Neighbourhood Area to be designated at the end of 2021; approval was obtained from Mid-Devon District Council on 3<sup>rd</sup> February 2022. The delay between the decision to produce a Plan and application and approval of the Plan area was largely due to the impact of Covid-19 and also discussions which were held with neighbouring parishes about the benefits and disbenefits of having a Plan area which could have included all or part of those neighbouring parishes of Uffculme and Halberton (to better represent a functional Willand area). The outcome of discussions led us to apply just for the Willand Parish boundary.

In 2023 the Parish boundary was changed and so the Parish Council re-applied for the designated Plan area to be changed. The boundary change and any implications for the change to the boundary and area was discussed with Mid-Devon District Council and it was concluded that, as the change in area was so minimal, and there are no properties affected, that there was no need to pause the Plan preparation process or have to reconsult in any way at that stage. The application for the new boundary was made on 28<sup>th</sup> March 2023 and the area was approved by the District Council on 21<sup>st</sup> June 2023<sup>3</sup>.

At key stages, the Steering Group consulted with the community in various ways and this Statement sets out the details of all of these consultation stages.

In preparing the Neighbourhood Plan, the Steering Group, which has met regularly during the Plan-making process, has also tried to ensure that other key, statutory and strategic consultees and stakeholders, including the local authority, land owners, businesses and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

Our Plan preparation, like with so many things, was impacted by the Covid-19 pandemic. Although the Steering Group’s work on the Plan and intentions to consult were slowed a little, Plan development continued as much as possible, for example, via online meetings.

Figure 1 sets out a summary timeline for the key elements of consultation. It is important to note that before the Neighbourhood Plan process got underway, other work (through village surveys) had been done in the Parish to understand a variety of key issues<sup>4</sup> which provided a useful platform on which to build and develop the Plan.

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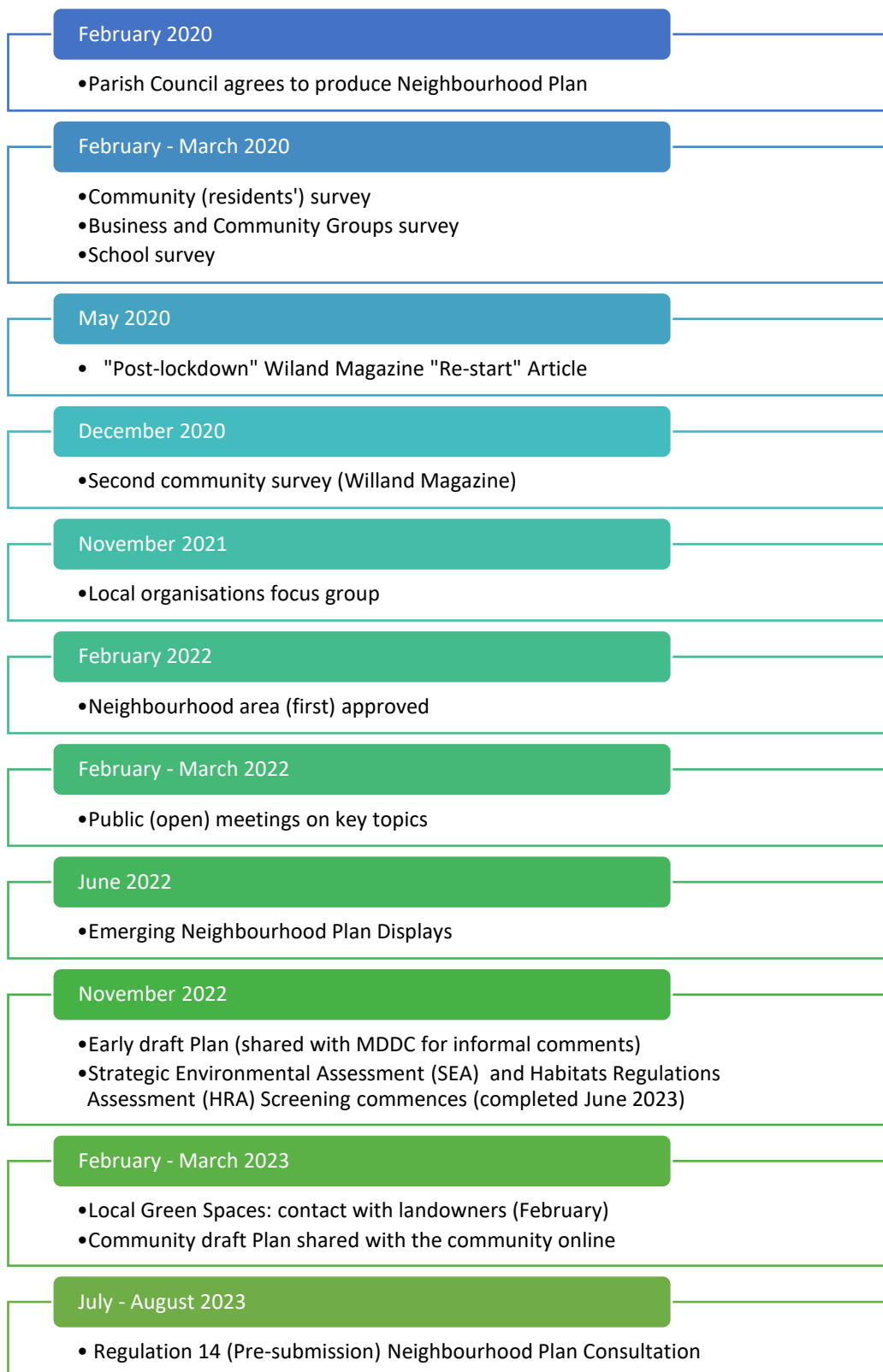
<sup>1</sup> See magazine article <https://willand-pc.org.uk/wp-content/uploads/2022/01/September-2019-Magazine-article-.pdf>

<sup>2</sup> See <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/> for notes of the meetings held during the process.

<sup>3</sup> See <https://www.middevon.gov.uk/residents/planning-policy/neighbourhood-planning/willand-neighbourhood-plan/>

<sup>4</sup> For example, a village survey in 1998 and again in 2005. The 1998 survey identified key issues such as: cycle provision seen as poor to non-existent; concern about traffic; housing provision wanted for local people, young people and low income families; support for footpaths and bridleways; and, desire for more local employment.

**Figure 1: Timeline of Key Elements of Consultation**



The 2005 survey identified key issues such as: traffic and pedestrian safety measures; desire for cycleway to Uffculme; wish for more facilities for children; and, a wish for recycling facilities. It resulted in the 2005 Village Plan being produced – available to view at <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/> in the evidence base section.

## 2. Community Consultation

### 2.1 Overview and Summary of Consultation Approach to Engage the Community

The Council was keen to ensure that the Neighbourhood Plan was a community-led document. The Neighbourhood Plan Steering Group was established from community volunteers with Council representation and we have tried to engage the widest range of people and groups possible during the process.

We considered how best to approach consultation with the community at the start of the process, and have also had guidance during the process from Mid-Devon District Council and from our advisory consultants, Stuart Todd Associates.

Regular updates about the Plan's development and progress were given at Parish Council meetings by Councillors sitting on the Neighbourhood Plan Steering Group.

Consultation with the community took place at all of the stages summarised in Figure 1.

A number of key community consultation stages were identified at the outset. These were used as a guide and timings reviewed during the process by the Steering Group. This was done to enable each consultation stage to be properly planned for and to ensure that the community at large understood when and why they were being consulted. However, the Steering Group decided to have an "open door" approach from the outset, rather than constraining themselves to just the formal consultation stages.

There was a desire by the Steering Group for the process' outputs to remain proportionate to the tasks while meeting requirements set out in the Regulations and following good practice. It was also keen to avoid consultation fatigue amongst the community and to make key stages of consultation worthwhile to help move the process forward.

The basis of our approach to consultation with the community was to follow a number of important principles:

- Communicate closely with the community;
- Publicise as widely as possible;
- Utilise a variety of methods;
- Avoid consultation fatigue;
- Apply the right method to the task and the required outcomes;
- Provide appropriate levels of assistance, explanation and interpretation;
- Maximise access and opportunity;
- Listen to and discuss with the community, not lecturing;
- Encouraging reaction and feedback; and,
- Reporting back on what was said and how it has been interpreted.

Aside from programmed and organised consultation 'events' during key stages of the process, the Steering Group has been keen to facilitate a continuous two-way dialogue with the community at large. This has been achieved by:



Communication Methods:	Brief Description:
Website	Updates and documents made available on the Parish Council <sup>5</sup> website.
Reporting in person	Face to face meetings with local stakeholders.
Social Media	Posts on social media (the Facebook) account - <a href="https://www.facebook.com/willandparish/?locale=en_GB">https://www.facebook.com/willandparish/?locale=en_GB</a> . (A record of most Facebook posts' wording is reproduced in Appendix 1)
Stakeholder contact lists	From Parish Council records, we ensured that as many organisations and businesses locally were engaged during the process, as well as ensuring that the general public were consulted throughout.
Posters	Posters put up on Parish Council noticeboards, posted on the Council website and social media.
Parish Magazine	Regular progress reports published in the Willand Magazine <sup>6</sup> (delivered bi-monthly to all houses in the Parish)
Leaflets	Leaflets posted to residents.
Press / Media	Radio interview
Parish Council Meetings	Regular reports on progress to Parish Councillors.

## 2.2 Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, or sexual orientation.

Our approach, explained in detail in this Consultation Statement, has been open, inclusive and transparent throughout. It has been our sincere belief that our Neighbourhood Plan must be *the community's Plan* which has to be representative of all views. We have sought, at every stage of consultation, to consult as widely as possible, to try to get as representative a response from the community as possible.

The Basic Conditions Statement explains how we have considered the requirements of the Equalities Act 2010 in relation to the impact of policies on people and groups with “protected characteristics”.

## 3. Strategic and Statutory Consultees

### 3.1 Overview of Consultation Approach to Engage Statutory and Strategic Consultees

Our approach to consulting statutory and strategic consultees mirrored the principles we set for community consultation.

As all consultation was public, statutory and strategic consultees had the same opportunities to engage with the process as the community. However, consultation with statutory consultees took

<sup>5</sup> See <https://willand-pc.org.uk/>.

<sup>6</sup> See <https://www.willandmatters.org.uk/pages/pv.asp?p=willand86> and our website here to see a selection of articles issued during the process <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/>

place specifically at the Pre-submission Draft Plan consultation (Regulation 14) stage in the neighbourhood planning process, as required by legislation.

We sought Mid-Devon District Council's advice prior to the Regulation 14 consultation to ensure that we had the appropriate list of statutory consultees to consult with at that time. This list is reproduced in Appendix 2.

During the process, some specialist focused meetings were held with strategic and statutory consultees as set out below.

### 3.1.1 Mid-Devon District Council

As the local planning authority (LPA), Mid-Devon District Council was engaged early in the process to provide guidance on the Plan's development and process, policy wording, interface with the Local Plan's strategic policies and planning system.

LPA officers were also approached to give informal views on emerging policies prior to the Regulation 14 Pre-submission consultation to help ensure that the emerging policies were in broad alignment with the strategic policies of the Local Plan. We also sought formal screening opinions for Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA) as required (see below for further details).

Mid-Devon District Council was also asked to provide comments, as required, at the Regulation 14 stage.

We have appreciated the local authority's advice and input throughout the process.

## 3.2 Sustainability

The LPA was sent a formal request for a screening opinion, with regard to the need or not for a SEA and / or HRA to be undertaken on the draft Plan in advance of the Regulation 14 consultation, on the basis that the majority of policies were in place and unlikely to change for the Regulation 14 consultation. The LPA screened the Plan in for both SEA and HRA Appropriate Assessment. Neither was deemed to be required. These screening exercises were undertaken to help determine whether the emerging Plan would or would not have significant environmental impacts or likely significant effects on the parish (the Plan area). Screening reports are available to view on the Parish Council website<sup>7</sup>.

## 4. Details of Consultation Approach

### 4.1 Community (residents') Survey

#### *How did we consult?*

The Steering Group distributed a questionnaire<sup>8</sup> to every household, posing the questions 'What is good about Willand?' and 'What would make it even better?' This was backed up by Facebook posts.

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<sup>7</sup> See <https://willand-pc.org.uk/wp-content/uploads/2023/06/Willand-NP-Screening-Report-Post-Consulation.pdf>

<sup>8</sup> See <https://docs.google.com/forms/d/e/1FAIpQLScMdWOcmAStcKr53rLFWm-2Pt020g1FBkaWjlu2PM-DEPOgpg/viewform?pli=1> and via <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/>

People could respond via email, by post and at 4 drop-off points in the Parish: the Post Office, Pharmacy, Co-op and One Stop. We posted notification online and in the Willand Magazine.

<b>Community (residents') Survey</b>	
Dates and Locations	February – March 2020 Drop-off points for questionnaires at various locations, by post and email.
Delivery Method(s)	Door-to-door to every house. Social media posts (Facebook) (see Appendix 3 for wording of the post) Willand Magazine Article (see Appendix 3 for wording of the article)
Questionnaires completed	49 (plus numerous Facebook posts)

#### *Who was consulted?*

Everyone who lived in the Parish was given the opportunity to respond to the opening survey.

#### *What did they say?*

We received 49 responses in total. The full set of comments is reproduced in Appendix 4 and a summary is available on the website<sup>9</sup>. Planning Group members brought further contributions from their networks, and Facebook posts. The responses, although few in number, were helpful in clarifying that some things remain key issues since the previous survey done in 2005. It also helped to confirm that the key issues which the members of the Steering Group felt were relevant in the Parish, were “about right”.

#### *How were the issues and concerns responded to?*

Responses were collated and the Steering Group considered them (alongside the schools survey) with a view to form aims and / or objectives for the Plan.

The process also helped refine thinking about how best to engage with the community at the next stage. Consideration of the comments received was also influenced by the emerging impact of Covid-19 with the Group unable to meet face-to-face for some time.

We gave an update to the community in the Willand Magazine in July 2020 from which we got a further response from the local cycling community (see Appendix 5).

## 4.2 Business and Community Groups Survey

#### *How did we consult?*

The Steering Group emailed local businesses, informing them about the Plan and asking for comments, although there was only one response before the Covid-19 lockdown. Community and voluntary groups were also contacted and asked about their thoughts on key issues which might feature in the Plan. Appendix 6 reproduces the business survey and community and voluntary groups survey which was sent out in letters / by email. The response received from one of the community groups is also reproduced for the record.

<sup>9</sup> See <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/> evidence base section

<b>Business Survey</b>	
Date(s)	February – March 2020
Delivery Method(s)	Email
No. of responses received	1 (interrupted by the first Covid-19 lockdown at the end of March)
Return Options	Email

*Who was consulted and what did they say?*

All businesses were contacted via email. The single response simply stated that they had no comments to make.

*How were the issues and concerns responded to?*

The results were disappointing but very much affected by the onset of Covid-19 and the first lockdown at the end of March 2020. This gave the Steering Group resolve to reach out again to businesses but the response also highlighted that businesses were unlikely to have time to respond given the unknown impact of Covid-19 restrictions and illness.

### 4.3 School Survey

*How and who did we consult?*

We met with Willand School Council, representing every age group in the school (c.30 pupils).

<b>School Survey</b>	
Date(s)	12 <sup>th</sup> February 2020
Delivery Method(s) and Venue	Meeting in School
Nos. of attendees	c.30 pupils

*What did they say?*

The pupils each wrote down what they thought was good about Willand, and what they thought would make it even better, then we discussed it. These results were not steered in any way. The things they most liked were green spaces and parks, and within that, places to play were the most liked thing, closely followed by Willand as a place to live in, and its community, and the natural environment and woods and fields around. Improvements highlighted were that they would like more flowers, plants and trees were the most mentioned, and also more care for the environment. More play and sport facilities (including mentions of a swimming pool and a gingerbread house!) and more shops (including a suggestion for an ice cream and a doughnut shop). There was support for more cycle paths, more areas to walk, less motorway noise and more volunteering to help the community.<sup>10</sup> We followed the school meeting with an article in the school newsletter to help encourage parents to engage in the process (see Appendix 3).

<sup>10</sup> See <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/> evidence base section for the school engagement responses.

#### *How were the issues and concerns responded to?*

The discussion with the pupils was valuable to understand from a local children’s point of view what matters in Willand. We took these responses alongside those from the community survey to help inform our aims / or objectives of the Plan. There may have been some other benefits to the engagement with students possibly discussing the discussion at school with their parents.

#### 4.4 Second Community Survey and Update Article

##### *How did we consult?*

Covid-19 made immediate in-person consultation based on the first community survey and questionnaire impossible. In December 2020 therefore, we attempted to report back to the community in an article in the Willand Magazine. We took the opportunity to ask a further six questions to help move development of the likely content of the Plan further forward. These had been derived based on previous responses received to earlier consultation. The article’s wording is reproduced in Appendix 7.

<b>Second Community Survey and Update Article</b>	
Dates and Locations	December 2020
Delivery Method(s)	Door-to-door
No. of responses received	None
Return Options	Email (restricted to this option due to lockdown and social distancing)

##### *Who was consulted?*

The Willand Magazine is distributed to every house in the Parish.

##### *What did they say?*

We had a disappointing reaction with no responses to the survey questions, although this was not entirely unexpected with Covid-19 impact still being felt and the second lockdown and social distancing meaning that we could still not communicate as effectively as we wished. We were pleased that we had at least kept information flowing to the community on progress with the Plan.

#### *How were the issues and concerns responded to?*

We responded to the lack of response by committing to a further attempt to restart community interest at a later date, once the worst impact of Covid-19 had passed.

#### 4.5 Willand Magazine “Restart” Article

##### *How and who did we consult?*

We published an update and restart article in the Willand Magazine. With the first Covid-19 lockdown over, we felt, at the time, that we could restart some form of engagement with the community and

press forward with fuller development of the Plan, while adhering to restrictions such as social distancing. Appendix 8 reproduces the text from the article. The Willand Magazine is distributed to every house in the Parish. While the article did do request any response, the article marked an important stage in the Plan’s journey.

<b>Willand Magazine Restart Article</b>	
Dates and Locations	May 2020
Delivery Method(s)	Door-to-door

## 4.6 Local Community Organisations Focus Group

### *How and who did we consult?*

The Steering Group held a meeting of 14 representatives of village organisations in November 2021 intended to:

1. Bring community organisations together as we emerged from Covid.
2. To contribute their opinion to the neighbourhood planning process.
3. To promote events over the Jubilee Weekend the following June which would also be a chance to share information and solicit responses to the Neighbourhood Planning process.

This representatives revisited the questions ‘What is good about Willand’ and ‘What can we do to make it even better?’ in the light of what people had already said.

The following organisations were present at the meeting:

- Willand Village Hall
- Willand Theatrical Society
- Willand Yoga Group
- Willand Village Coffee Mornings
- Local Lib Dems
- Co-op Community Members
- St Mary’s Church
- Willand Brownies, Guides and Rangers
- Willand Magazine
- Willand Health and Community Centre
- Willand United Charities

<b>Local Community Organisations Focus Group</b>	
Date(s)	9 <sup>th</sup> November 2021
Delivery Method(s) and Venue	Meeting in Village Hall
Nos. of attendees	14 (plus members of the Steering Group)

### *What did they say?*

The consultation responses are reproduced in Appendix 9 and are also available to view on the website<sup>11</sup>.

<sup>11</sup> See <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/> evidence base section.

#### *How were the issues and concerns responded to?*

Engagement with these community groups / organisations was informative and helped us to get views from important local organisations and their membership on a range of key issues raised in previous consultations. We used the comments alongside previous comments made during other consultation to help shape the emerging objectives of the Plan and policies which could come from those objectives.

## 4.6 Public Open Meetings (Key Topics)

#### *How and who did we consult?*

The Steering Group identified Traffic, Pathways and Cycleways and Housing as topics which needed further consultation. Although Traffic was not within the remit of a Neighbourhood Plan it was felt that a lot of contingent issues were. Three public meetings were held which were open to the public to attend.

<b>Public Open Meetings (Key Topics)</b>	
Date(s)	3 <sup>rd</sup> February 2022 – Traffic 3 <sup>rd</sup> March 2022 – Pathways and Cycleways 31 <sup>st</sup> March 2022 - Housing
Delivery Method(s) and Venue	Meetings in Village Hall
Nos. of attendees	Traffic - 7 Pathways and Cycleways - 14 Housing - 6

#### *What did they say?*

The consultation responses are reproduced in Appendix 10.

#### *How were the issues and concerns responded to?*

While we were disappointed with the number of people who attended, this perhaps reflected a degree of apathy in the Parish about the Plan and perhaps a desire to see the draft Plan given that work had started before Covid and a lot of time had passed. Nevertheless, the response was again useful to help refine the Plan's emerging objectives and raise the profile of the Plan.

## 4.6 (Emerging) Neighbourhood Plan Jubilee Displays

#### *How and who did we consult?*

Displays were put up across the village during the Queen's Jubilee weekend public celebrations on 2<sup>nd</sup> and 3<sup>rd</sup> June 2022. These proved to be popular and those who looked at the displays voiced their views and engaged well. There was a major village coffee morning where our display attracted a lot of attention and an interview with BBC Radio Devon. In the afternoon the display formed part of a large local U3A '50's Remembered' meeting and the next day as part of a Village Craft Market attended by over 100 people. We also wrote to community groups again in early June 2022 inviting them to a

meeting with them on 23<sup>rd</sup> July to discuss the Plan (see Appendix 11 for a copy of the letter / email sent to these organisations).

<b>(Emerging) Neighbourhood Plan Jubilee Displays</b>	
Date(s)	2 <sup>nd</sup> and 3 <sup>rd</sup> June 2022
Delivery Method(s) and Venues	Public events with displays: Village Coffee Morning with BBC Radio interview U3A meeting Village Craft Market
Nos. of attendees	Village Coffee Morning with BBC Radio interview - c.70 U3A meeting – c.80 Village Craft Market – c.100+

#### *What did they say?*

Discussions were held between members of the community and members of the Steering Group. Most people asked about the Plan in a very general way. The comments made were predominantly comments about traffic flow, negative comments about the housing development already starting on the village, dog poo and litter, and overgrown vegetation on pavements and pathways and the need for more pedestrian and cycle access to the surrounding countryside.

#### *How were the issues and concerns responded to?*

We were pleased to have such broad interest in the Plan displays. This helped a great deal in raising awareness about the Plan and drew out some useful points of concern. Some which the Plan could perhaps do something about and many which it could not because they were outside the gift of the planning system or the Plan to resolve. Existing and future development north of Willand, and the restoration of the local station buildings and facility are examples of these. Members of the Steering Group noted the conversations that were had and used these to help confirm that the Plan's broad direction of travel represented the community's views.

## 4.6 Local Green Spaces: Contact with Landowners

#### *How and who did we consult?*

National Planning Practice Guidance recommends early engagement with landowners who own proposed Local Green Space (LGS) sites<sup>12</sup>. Prior to publishing a draft of the Plan, in February 2023, we contacted landowners who would be affected by the sites proposed as LGS. These landowners, apart from the Parish Council, were the District Council, Fuel Station, Fishing Lakes, Village Hall (which also own the tennis courts), Methodist Church, Devon County Council and the Parish Church (Parochial Church Council). A copy of the email / letter sent is reproduced at Appendix 12.

#### *What did they say?*

We heard back from one of the landowners, the Parochial Church Council. Their response is reproduced in Appendix 12.

<sup>12</sup> See <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>



#### *How were the issues and concerns responded to?*

Based on these replies we did not consider any need to change the proposals for the LGS, considered that our evidence base was sufficient and reasonable and awaited further input from these landowners in response to the forthcoming consultations on the Plan itself.

### 4.6 Community Draft Neighbourhood Plan

#### *How and who did we consult?*

We made the first (community) draft of the Plan available on the website with an update to the community via the website, Facebook and Willand Magazine, asking for people to look at the draft and send comments through if they had any. Appendix 13 reproduces the notification text alerting people to the community draft being available to view. We wanted to give the local community the first chance to see the draft Plan, prior to the Regulation 14 consultation, given that it is *their* Plan. The first draft of the Plan had also had the benefit of informal comments being provided by MDDC, which had been provided in November 2022.

<b>Community Draft Neighbourhood Plan</b>	
Date(s)	March 2023
Delivery Method(s)	Online and notification via Willand Magazine to households
Responses received	There were no written responses received, but verbal comments were made to members of the Steering Group.

#### *What did they say?*

Comments made to Steering Group members were supportive of protecting the green spaces, and wanting more places to walk. There was continuing concern about the impact of new housing development now being started on: a) loss of rural field-side path becoming pavement; b) impact of population growth on local facilities; and, c) problems created by increasing traffic by increasing (planning permission given before this Plan's development commenced).

#### *How were the issues and concerns responded to?*

We used the comments to make a few minor adjustments to the Plan, but we were reassured by a lack of any major responses or concerns raised about the Plan's content.

### 4.7 Regulation 14 (Pre-submission Stage) Consultation

#### *How and who did we consult?*

Neighbourhood Plan regulations require that a statutory consultation period of a minimum of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority (Mid-Devon District Council) in advance of their statutory Regulation 16

consultation. The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted<sup>13</sup>.

The legislation requires that prior to submitting the Plan to the local planning authority, the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan; and,
- send a copy of the proposals for a neighbourhood plan to the local planning authority.

The Regulation 14 consultation was held for 6 weeks from 9<sup>th</sup> July to 20<sup>th</sup> August 2023.

In June 2023, each household received a printed notification of the consultation and posters were put up on the Parish Council noticeboards (see Appendix 14), both of which included weblinks to where the Plan could be viewed<sup>14</sup> and the deadline for responses to be received. A phone number and email contact was also provided should people wish to see a printed copy or have any questions. Facebook posts were published. People could respond by post, online via a Microsoft Form and by email. Statutory and other consultees for which we had an email address received notification of the consultation via emails sent on 4<sup>th</sup> July (see Appendix 15).

Consultees listed in Appendix 2 were sent notification of the consultation. This included all statutory consultees, businesses and local organisations.

A limited number of paper copies were available to ensure that those who could not or did not want to view the document online could still view the Plan, and anyone wishing to see a paper copy could contact the Steering Group or Parish Council to do so.

Both daytime and evening opportunities were provided for people to discuss the Plan with Steering Group members. The displays and opportunities to comment were held at: the Orchard Close Stall at the Village Doorstep Sale on 2<sup>nd</sup> July, at coffee mornings at the Willand Health and Community Centre<sup>15</sup> on 18<sup>th</sup> July, 3<sup>rd</sup> and 15<sup>th</sup> August 2023; an Arts and Craft Show in the Church Hall on 9<sup>th</sup> July and the Pantry afternoon tea on 18<sup>th</sup> August. There were Open Evenings in the Village Hall Club Room on 25<sup>th</sup> July and 8<sup>th</sup> August. The coffee mornings were each attended by about 30 people, and the verbal comments were all questions about or approval of the key points of the Plan. The Craft Exhibition was attended by over 100 people, with similar responses.

<b>Neighbourhood Plan Public Consultation on Pre-submission (Regulation 14) Plan</b>	
Date(s)	9 <sup>th</sup> July - 20 <sup>th</sup> August 2023
Delivery Method(s) and Venues	Leaflet drops, posters to advertise on the noticeboards, posted on the Parish Council website, on social media, emails. Venues for open events: Orchard Close Stall at Village Doorstep Sale – 2 <sup>nd</sup> July Church Hall Art and Craft show – 9 <sup>th</sup> July 2023 Willand Health and Community Centre - 18 <sup>th</sup> July, 3 <sup>rd</sup> and 15 <sup>th</sup> August 2023 Village Hall Club Room - 25 <sup>th</sup> July and 8 <sup>th</sup> August 2023 Pantry – 18 <sup>th</sup> August 2023

<sup>13</sup> See <https://www.gov.uk/guidance/neighbourhood-planning--2#consulting-on-and-publicising-a-neighbourhood-plan-or-order> for further details.

<sup>14</sup> See <https://willand-pc.org.uk/2023/06/29/neighbourhood-planning-regulation-14-pre-submission-consultation/>

<sup>15</sup> See <https://www.willandmatters.org.uk/pages/pv.asp?p=willand215>

<b>Neighbourhood Plan Public Consultation on Pre-submission (Regulation 14) Plan</b>	
No. of responses received	11 written responses received via email, via Microsoft Forms and via post (from both statutory and strategic consultees and members of the public). Attendance at open events: Doorstep Sale – c 20 Willand Health and Community Centre – c.30 on each day Church Hall – c.100 Village Hall Club Room – 5 on each day Pantry Afternoon Tea– 30
Return Options	Email, online, and post

*What did the Consultees say?*

A total of 11 written responses were received in total from all consultees (including statutory and strategic consultees). Responses received and the Parish Council response to those and resultant changes to the Plan are reproduced in Appendix 16 and are available on the website<sup>16</sup>. In general terms, the Plan received support and only a few minor changes were made. We followed up some of the responses by discussing them with MDDC before finalising our response to them and any resultant changes in the Plan.

*How were the issues and concerns responded to?*

We have set out the responses received (verbatim) and responded to them, stating whether or not they led to any changes to the Plan and its policies (and if they did, what those changes would be). The report on the responses, and our suggested changes to the Plan as a result, as noted above, is appended to this Statement and is available to view on the website.

## 5. Conclusions

The level of community consultation and engagement undertaken during the production of the Neighbourhood Plan has been varied and extensive. We have sought to reach a wide range of the local population through a variety of methods and media. A variety of groups and different sections of the community have participated or commented on the Plan during the process. Extensive efforts were made to ensure, through engagement with the community, that as many people were consulted as possible, and that the Plan truly reflects the aspirations and concerns of each community in the parish.

In preparing the Neighbourhood Plan we have sought to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations, and with those other bodies and organisations we have identified as having an interest in our parish.

We kept records of how we consulted, when, and the responses received. The comments received at each stage of the Plan’s development have been fully considered and have helped to guide and shape the form and content of the Plan so that it is truly reflective of what local people wish to see happen in the parish, takes fully into account the comments made by statutory and strategic consultees, and meets the Basic Conditions (as detailed in our Basic Conditions Statement).

<sup>16</sup> See <https://willand-pc.org.uk/https-www-willand-pc-org-uk-wp-content-uploads-2023-02-willand-pre-submission-neighbourhood-plan-v-4-1-20-02-23-pdf/>

## APPENDICES

## Appendix 1 – Record of Facebook Posts (Wording)

### Facebook Posts – Willand NPG

This is the text of the NPG Posts on Willand Facebook groups. They were mostly on Willand Parish Council Facebook Group, but were all reposted on 'What's on Willand' and 'Positive Willand' and 'Willand Health and Community Centre'

12 August 2019

#### A Neighbourhood Plan for Willand

At its last meeting the Parish Council has agreed to start a process which will enable the community of Willand to set its own vision for the future of the village, to express this in a Neighbourhood Plan, and in doing this identify positive initiatives by the community in support of this vision.

Neighbourhood planning was introduced by the Localism Act in 2011. The idea behind localism is that decision-making should be passed to a more local level, from national or local government to local communities. Every area can produce a plan for its future development, subject to wider national and district policies. After being checked by the District Council the Plan is put to a vote by all residents.

A Task Group has met and is beginning to put together a programme of consultation over the next twelve months or so. This is to make sure any plan truly takes into account the views of everyone involved in Willand. The heart of the consultation will be to gather together what we think is good about Willand, and what could make it even better.

The initial members of the Task Group are Parish Clerk Kate Taylor and Cllrs Simon Dilke-Wing; Frances Wilcox and Stephen Little. Emails sent to [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk) will be read by all of us.

28 March 2020 ·

So it's not too late to let us know your ideas on improving the village. We have had some interesting ideas coming forward from residents who think double yellow lines in Silver Street would be a good improvement to another thinking tarmacking a 3rd of the Jubilee field to allow more parking would be a good improvement. Whilst your home isolating how about giving some thought to your ideas all from the safety of your own home. Don't make your comments here please put them on the online form.

<https://docs.google.com/.../1FAIpQLScMdW0cmAS.../viewform...>



28 September 2020

The Neighbourhood Planning Group of the Parish Council is moving to the next stage of producing a plan for Willand.

Full information about the process and work so far can be found on the web-site <https://www.willand-pc.org.uk/> - then click on the link 'Neighbourhood Plan' right at the top of the page.

Over the next few weeks, because Covid restrictions mean no meetings, we will be using Facebook to ask villagers about five of the issues you think we should be looking at.

These are Housing; Pathways and Cycleways; Green Spaces; Employment; Environmental Issues; and Traffic.

Let us know by email to [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk) if you feel our list misses something important. We hope that these posts will be shared on other groups about Willand. We would like emails, but if you post a response, we will do our best to see it.

29th September 2020

The Neighbourhood Planning Group of the Parish Council is moving to the next stage of producing a plan for Willand.

Full information about the process and work so far can be found on the web-site <https://www.willand-pc.org.uk/> - then click on the link 'Neighbourhood Plan' right at the top of the page.

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These are Housing; Pathways and Cycleways; Green Spaces; Employment; Environmental Issues; and Traffic.

Let us know by email to [npg@willand-pc.org](mailto:npg@willand-pc.org) if you feel our list misses something important. We hope that these posts will be shared on other groups about Willand. We would like emails, but if you post a response, we will do our best to see it

30th Sept 2020

The Neighbourhood Planning Group would like villagers' opinions

Should we have more housing in Willand?

If you think we should, please say what sort of housing you have in mind, and maybe tell us where.

The number of opinions we get will influence our proposed Neighbourhood Plan, which must represent the views of our village. This will have a strong influence on Mid Devon.

Let us know by email to [npg@willand-pc.org](mailto:npg@willand-pc.org) We hope that this post will be shared on other Willand groups. If you post a response on Facebook we will do our best to see it, but we are certain to take account of all email opinions.

Full information about the neighbourhood planning process and work so far can be found on the web-site <https://www.willand-pc.org.uk/> - then follow the link at the top of the page to 'Neighbourhood Plan'

4th October 2020

The Neighbourhood Planning Group would like villagers' opinions

Which green spaces of every sort in Willand should be protected for the future?

This applies to all green areas, large or small, public or private.

The number of opinions we get will influence our proposed Neighbourhood Plan, which must represent the views of our village. This will have a strong influence on Mid Devon.

Let us know by email to [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk) We hope that this post will be shared on other Willand groups. If you post a response on Facebook we will do our best to see it, but we are certain to take account of all email opinions.

Full information about the neighbourhood planning process and work so far can be found on the web-site <https://www.willand-pc.org.uk/> - then follow the link at the top of the page to 'Neighbourhood Plan'

12th October 2020

The Neighbourhood Planning Group would like villagers' opinions

Do we have enough pathways and cycleways serving Willand residents?

If you think that the existing provision is not enough then do you have any ideas? however general or specific, please tell us.

The number of opinions we get will influence our proposed Neighbourhood Plan, which must represent the views of our village. This will have a strong influence on Mid Devon.

Let us know by email to [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk) We hope that this post will be shared on other Willand groups. If you post a response on Facebook we will do our best to see it, but we are certain to take account of all email opinions.

Full information about the neighbourhood planning process and work so far can be found on the web-site <https://www.willand-pc.org.uk/> - then follow the link at the top of the page to 'Neighbourhood Plan'

27 October 2021 ·

The Neighbourhood Planning Group has sent out invitations to a meeting of community organisations on Tuesday 9th November at 7.30pm at the Village Hall.

The aims of the meeting are:

1. to bring community organisations together as we emerge from Covid.
2. to contribute opinions to the Neighbourhood Planning process.
3. to look forward to a celebration in Willand sometime over the Jubilee weekend next year on 2nd- 5th June 2022.

We hope all organisations will be able to send one or two representatives. If your haven't seen an invitation but would like to attend please let us know. ([stephen.little@willand-pc.org.uk](mailto:stephen.little@willand-pc.org.uk))

27th Oct 22

Thanks to everyone who has filled in a survey, attended a meeting, emailed us, or commented on our displays. We have put together your ideas into our first draft of a Neighbourhood Plan ( [www.willand-pc.org.uk/neighbourhood-plan](http://www.willand-pc.org.uk/neighbourhood-plan) ).

We would like your comments on four specific topics which we will post over the coming week or two.

Firstly we would appreciate it if you could comment to let us know what you think is good about Willand, and what you think would make it even better. You can post on this thread or email us at [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk)

Thank you Willand Neighbourhood Planning Group



[4th June 2022](#)

Setting up for the Craft Market in the Village Hall. 10 until 1. Lots of interesting stalls plus another chance to contribute to our Willand Neighbourhood Plan.

[2 November 2022](#)

Willand Neighbourhood Plan

This is the first and second of four topics we want to ask villagers about in relation to a Neighbourhood Plan for Willand.



1) One of our proposed objectives is to protect our community facilities and assets. Please let us know what community facilities you feel should be protected, either in the comments below or email [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk)

2) The second topic is that Willand residents have told us that they want to protect is Willand's Sports facilities, so this is one of our proposed Neighbourhood Plan objectives. We would welcome your opinion about what facilities should be on the list, again please comment below or email us at [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk)

thank you

[7 November 2022](#)

This is the third and fourth of four topics we want to ask villagers about in relation to a Neighbourhood Plan for Willand.

3) is that there are some shops and other services which villagers have told us are vital to the sustainability of Willand. Please let us know what services you think should be on the list.

4) Villagers say that green spaces and play areas are important parts of the village and we want to protect them in our proposed Neighbourhood Plan. Please put in the comments any that you particularly value and why.

You can also email responses to [npg@willand-pc-org.uk](mailto:npg@willand-pc-org.uk)

[29th June 2023](#)

Neighbourhood Plan Regulation 14 Pre-Submission Consultation

Work on the Neighbourhood Plan for Willand has reached the pre-submission consultation phase. The consultation will be open for responses until the 20th August. You can read the proposed plan and respond to the consultation on our Neighbourhood Plan page. There will also be a series of consultation events, which will be advertised on posters around the village and on our Facebook page.

Neighbourhood Plan – 4<sup>th</sup> July 2023

Willand Health & Community Centre 6th July 2023 10 a.m. - 12 p.m.

We will be at the Health and Community Centre Coffee Morning this Thursday 6th July between 10 a.m. and midday if you would like to come and talk to us about the Neighbourhood Plan. If you can't make it we will also be at the Coffee Mornings on Tuesday 18th July, Thursday 3rd August and Tuesday 15th August. If an evening suits you better you can come and see us at the Village Hall between 7 pm and 8 pm on Tuesday 25th July and Tuesday 8th August.

For more information visit our Neighbourhood Plan page, where you can also leave your comments

[24th July 2023](#)

Want to talk to us about the Neighbourhood Plan?

We will be at the Village Hall tomorrow evening (Tuesday 25th) between 7 p.m. and 8 p.m. if you want to drop in to talk to us about the Neighbourhood Plan currently under consultation.

[7th August 2023](#)

A reminder that we will be at the Village Hall tomorrow evening, 8th August, between 7 pm and 8 pm, if you would like to talk to us in person about the Neighbourhood Plan. This is our last evening event and the final consultation event is next Tuesday, 15th August, at the [Willand Health and Community Centre](#) coffee morning, between 10 am and Midday.

## Appendix 2 – List of Statutory, Strategic and Local Organisation and Business Consultees

### **Official Bodies**

Mid Devon District Council  
Torrige District Council  
East Devon District Council  
Exmoor National Park  
Somerset County Council  
Devon County Council  
English Heritage  
Environment Agency  
Network Rail  
National Highways  
The Coal Authority  
Natural England  
Homes England  
Regulator of Social Housing  
South West Archaeology  
National Grid  
National Grid / Avison Young  
Civil Aviation Authority  
Fire and Rescue Service  
Devon Association of Local Councils  
Royal Devon University Foundation Trust  
Devon Partnership NHS Trust  
Devon Partnership Trust  
One Devon  
The Woodland Trust  
Forestry Commission  
Devon Wildlife Trust  
The Gardens Trust  
CPRE Devon  
The Planning Inspectorate  
National Offender  
His Majesty's Prison & Probation Service  
Federation of Small Businesses  
Business Forum Mid Devon  
DCC - Business  
Transformation Unit  
Irish Travellers Movement in Britain  
London Gypsy Traveller Unit  
Friends, Family & Travellers  
Travellers Advice Team  
Advisory Council for the

Education of Romany  
& Other Travellers  
National Travellers  
Action Group  
Heart of South West LEP  
Openreach  
Beacon Communication  
Services  
Airband  
Gigaclear  
3 Mobile Phone Operator  
Arqiva  
T Mobile  
South West Water  
DEFRA  
Vodafone Corporate  
Communications  
Protect Devon  
Involve Voluntary Action  
in Mid Devon  
Mid Devon Mobility  
DCC - Services for Children (Disability  
information and support)  
Devon Ramblers Association  
Age UK Mid Devon  
Devon Communities  
Together  
UK Power Networks  
Dias Devon Information,  
Advice and Support  
**Local Business Consultees**  
2 Sisters Food Group  
Chip Shop  
Alarmtec Ltd  
Granny Gothards Ice Cream  
Green Resource Engineering Ltd  
Halfway House  
Hitchcocks Business Park  
Hopkins Machinery  
Hyland Car Sales  
J S Engineering SW Ltd  
One Stop Store  
Pallex South West Ltd  
PenCarrie Ltd  
Pickerings Hire Ltd  
Rayda Plastics Ltd  
Spearings Coaches  
Top Gear Devon  
TWR Commercial Bodybuilders Ltd  
Victoria Windows and Doors  
Westcott Windows

**Community Groups**

Flower arranging  
Folk Dance Club  
History Group  
Karate Academy  
Kettlebell pump  
Knitting Group  
Maris Wood school dance  
Matt Fiddes  
Move it or lose it  
Pilates  
Scouts  
St Marys Church  
Methodist Church  
Stan Robinson  
The Pantry  
Tiny Tots  
Willand Allotment Association  
Health & Community Centre  
Willand Community Composting  
Willand Football Club  
Willand Methodist Church  
Willand Nursery  
Willand Pantry  
Willand Pre-school  
Willand Primary School  
Willand Rovers  
Willand School  
Willand Theatrical Soc  
Willand Theatrical society  
Willand Village Hall  
Willand Youth Club  
Willand United Charities  
Zumba  
Willand Tennis Club

Member of Parliament  
County Councillor  
District Councillors  
Parish Councillors

### **Our chance to affect the future of Willand**

The Parish Council is asking everyone who cares about the future of Willand to answer two questions by the end of March.

- What you think is good about this village
- What you think would make Willand even better

This is the first step in consulting you and setting a Neighbourhood Plan for Willand which in the end will be subject to a local vote.

Introduced in the Localism Act 2011 a Neighbourhood Plan is a way for us to influence the planning of the area in which we live and work. It can also be used to strengthen our shared vision for the community of Willand.

You can complete the questionnaire online at [www.willand-pc.org.uk](http://www.willand-pc.org.uk). Residents will have also found an article and questionnaire in the Willand Magazine. You can give your answers on this form and leave it at One Stop, The Post Office, the Pharmacy or the Co-Op.

We will bring all the answers together and let you know the results. These will give us a lead on the next steps in consulting with you.

### **Our chance to affect the future of Willand**

In this magazine you will find a questionnaire. This is the first step in consulting you, and setting a Neighbourhood Plan for Willand. Please complete it as soon as you can.

Introduced in the Localism Act 2011 a Neighbourhood Plan is a way for us to influence the planning of the area in which we live and work. It can also be used to strengthen our shared vision for the community of Willand. The Parish Council has set up a separate group to develop this.

Of course a lot of decisions have already been made about Willand, but it can only be a good thing for us to strengthen our community voice in the future development of our village. It will also give us all a better ideas about how we can strengthen further the community we live in.

The plan is produced by a process of local consultation, and results in a document that sets out planning policies for Willand – policies that are used to decide whether to approve planning applications. The final document will be voted on by all the residents of Willand, and will reflect the views of the people who know and love Willand, the local community, rather than the Local Planning Authority. It will also give us all a wider view of how we can take the whole community forward.

We are also contacting business and voluntary and community organisations who operate in or for Willand to hear their views, and the school has agreed to help us to consult younger children. We need all the contributions by the end of March.

We will bring all the answers together and let you know the results. These will give us a lead on the next steps in consulting you.

You can complete this form and leave it at One Stop, The Post Office, the Pharmacy or the Co-Op. You can respond via our Facebook Group, or you can complete the questionnaire online at [Willand-pc.org.uk](http://Willand-pc.org.uk).

## **Your chance to affect the future of Willand**

The Parish Council have met with the School Council to ask them

- What you think is good about this village
- What you think would make Willand even better.

They are asking everyone who cares about the future of Willand to answer these questions by the end of March. This is the first step by the Parish Council in consulting widely and setting a Neighbourhood Plan for Willand.

Introduced in the Localism Act 2011 a Neighbourhood Plan is a way for us to influence the planning of the area in which we live and work. It can also be used to strengthen our shared vision for the community of Willand.

You can complete the questionnaire online at [www.willand-pc.org.uk](http://www.willand-pc.org.uk) Residents will have also found an article and questionnaire in the Willand Magazine, If you complete this [form](#) you can leave it at One Stop, The Post Office, the Pharmacy or the Co-Op.

The Parish Council will bring all the answers together and let you know the results. These will give them a lead on their next steps in consulting you.

## Appendix 4 –Responses to Community (residents’) Survey

### What is good about the village?

It's quiet. The chip shop, post office, pharmacy and Coop are really good. It's handy having a petrol station here. With good links to Cullompton. Green spaces and playgrounds give fun stopping points on walks around the village. The basket ball hoop near the playground is pretty cool.

Friendly people nice walks small cosy village

Jaycroft makes for lovely walks and it's easy to cycle around with good links to Cullompton. Green spaces and playgrounds give fun stopping points on walks around the village.

The cycle/walkway down over Muxbeare means you can cycle to catch the train and get onto the canal without taking your car. Easy access to the M5. I like living here.

Wonderful community with great services and lots going on for all ages

It feels safe and friendly.

Good access to shops and a pub.

Good school, pre-school and nursery. Breakfast and after school club for working parents - a lot of villages don't have this. Good park facilities for younger children.

Friendliness of the village

Church, shops, bus service, access to motorway and train station

Willand is generally clean and its location is convenient for commuting to Somerset or South towards Devon.

The local shops are convenient and local businesses e.g. car mechanics are good value and reliable.

Willand Magazine

The great support from the Church groups

There is still a sense of Community with most people. In the main it is tidy and clean area.

There are some good facilities for community

The location - the proximity to M5, train station, countryside.

The size - big to have some businesses close by but still have village feel.

The New Co-op shop - friendly, reduces travel

Good road & rail communications,

Lots of walks parks dog friendly routes (& poo bins), Clean - well done to the man who does this

Low Crime Rate. Location

Good local post office with banking services, excellent pharmacy, relatively new Co-op providing friendly service

Close knit community, brilliant school, lovely people. The preschool is fantastic. John the litter collector is an unsung hero.

Very friendly village atmosphere: Good choice of shops, pharmacy, garage:

The facilities i.e. shops, garage, post office, surgery, pharmacy and composting

We are really lucky we have a great education system, friendly post office, youth clubs, group activities are readily available, something for everyone. It's great to see play parks improve for the younger generation. Thank you for your time doing this neighbourhood plan.

Small village life

Helpful, friendly neighbours. Its a great community. Meeting up with our dogs in a nice

clean environment.

I enjoy going for walks in the countryside

The children's parks, green spaces and the school

I love the community spirit. The old working with the young at the school. The great support that most events in the village have.

The green fields and the little forest. We love our adventures there

Excellent Primary school. Surprisingly good shops/stores. Great tennis club.

The Orchards (particularly the earlier roads) is one of the most attractive well planned developments in the area. Good road, bus and train connectivity.

Village Hall, Pharmacy, Surgery, Post Office, 3 good shops, Bluebell Restaurant, Petrol Station, Good bus services, Willand Rovers and a lot of nice people.

### What would make it better?

New houses should have solar panels built in.

Please don't build excess houses and ruin what this lovely village offers.

People parking on the road at the junction of Willand Moor Road and Uffculme straight.

Again at the junction with Foxglove Chase - makes visibility very limited

Double yellows down Silver Street to stop parking, provision for parents to collect kids in cars safely, no more residential building until school has solved the above

All the large lorries driving through the middle of it.

More of a community hub - e.g.) having bonfire/fire works. A central place to celebrate together. Making more use of the Jubilee field to hold events for the whole village.

It feels unsafe to walk/run out of the village. Every exit road ends up as a very fast road without pavements. E.g. you can't walk safely to Uffculme, Cullompton, Waterloo cross, Halberton.

A proper doctor's surgery

Some footpaths that link with the beautiful countryside we have around us. Could access through farmland be bought using money from development?

Excessive speed is a big concern for me, cars are often going much quicker than 30. I'd like to see traffic calming measures considered especially in the immediate area of the school.

A pump track to replace/develop the existing BMX track.

It'd be nice for dog walkers to have somewhere to go that takes them out of the village.

I'd like to see some of the grass visibility splays on Orchard Way/Willand Moor Rd removed.

More common land and footpaths for public enjoyment. Old footpaths to be re-opened:

Much friendlier and safer pedestrian walkways from Somerville Road to (a) the Co-op and (b) the post box and fish and chip shop. Stopping the awful smell from the meat factory.

Traffic calming in Old Village

More safe areas for walking, and improvement of 'Round the World'

A Day time cookery class, once a week for all us widowers who have never even boiled and egg and are living on ready meals

No more large housing estates; the school in overcrowded now.

More footpaths; we are on the edge of the Blackdowns in a very rural area with hardly any footpaths away from roads to walk along. There are also not enough cycle paths.



### **Neighbourhood Plan Update**

Thanks to all who completed our questionnaire just before the Coronavirus outbreak. We were on hold for a bit, but we think it is now time to move things on.

A Neighbourhood Plan can:

- Protect open spaces and community facilities.
- Protect areas of land for conservation, biodiversity and landscape value.
- Suggest improvements to public and green spaces and infrastructure (roads, schools, community facilities etc.).
- Help secure funding for infrastructure and other projects.
- Require green measures as part of developments of land and buildings

A Neighbourhood Plan can refer to but not put any legal force behind:

- Any policies which conflict with the national or District Council strategic planning policies
- Improving services such as social care, refuse collections, grass cutting, etc.
- Setting speeding limits or enforce parking restrictions
- Controlling development of land and buildings that do not need planning permission.

The legal force of a plan concerns development of land and buildings in the area. The District Council must take the proposals and policies on board when it makes planning decisions about the plan area. We think that any development on the land from just north of the Halfway House up to Waterloo Cross will have a major impact on Willand, but this is in Halberton, Burlescombe (and to an extent Uffculme) Parishes. We need the District Council's approval to include this in our plan area – and we are talking to their Parish Councils about this before asking the District.

We can and will include other matters that are important to the community, many of which have already been raised by you in the survey. These include paths and cycleways; the range of traffic issues; housing and employment; improved infrastructure and strengthening the already strong sense of united community. All Neighbourhood Plans must be based on what local people think – the report has to evidence this and before it can have any weight it must be subject to a referendum open to all the people in a Neighbourhood Area,

We will have a page on the Parish Council website <https://www.willand-pc.org.uk/> where we will be putting our project plan and all other information, and we will also post updates onto the Willand Parish Facebook Group. You can contact us by email at [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk).

19-08-2020 – Response from local cycling group

Thanks Kate,

With regard to the cycling community in the village, the universal opinion is the extension of National Cycle Network number 3 from Uffculme through to its originally intended destination which was Cullompton. Other than that no other suggestions were forthcoming

[REDACTED]

[REDACTED]

Sent from my iPhone

## Appendix 6 – Business and Community and Voluntary Groups Survey / Letter

Letter to businesses (sent via email) to be sent to all businesses we write to about the Christmas lights.

Dear....

The Parish Council have started the process of creating a Neighbourhood Plan for Willand. The plan is produced by a process of local consultation, and results in a document that sets out policies for Willand – and can also be used to strengthen our shared vision for the community of Willand.

We are consulting the residents this month via a questionnaire in the Willand Newsletter and on the web.

We believe that it is also important to take into account the views of those businesses that have a place in our community. We would be grateful if you could give us an answer to two questions from the point of view of your business. If you are a resident then I hope you will also respond from a personal point of view via the questionnaire or at [www.willand-pc.org.uk](http://www.willand-pc.org.uk)

We would like to know

- a) What from your business point of view is good about Willand?
- b) What from your business point of view would make it even better?

I am asking that you reply to me before the end of March, I will share a summary of responses without any attributions. and let you know the results of the wider survey. These will give us a lead on the next steps in our consultation.

With many thanks in advance.

Letter to voluntary and community groups

Dear

You may have already seen in Willand Magazine or on the Web that the Parish Council have started the process of creating a Neighbourhood Plan for Willand. The plan is produced by a process of local consultation, and results in a document that sets out policies for Willand – and can also be used to strengthen our shared vision for the community of Willand.

We believe that it is also important to take into account the views of the voluntary and community groups that play such a part in our community.

We would be grateful if you could give us an answer to two questions from the point of view of your organisation. If you are a resident then I hope you will also respond from a personal point of view via the questionnaire or at [www.willand-pc.org.uk](http://www.willand-pc.org.uk)

We would like to know

- a) What from your organisations point of view is good about Willand?
- b) What from your organisations point of view would make it even better?

I am asking that you reply to me before the end of March, We will share a summary of responses from voluntary and community organisations. and let you know the results of the wider survey. These will give us a lead on the next steps in our consultation.

With many thanks in advance.

Response received from Wits community group

Reply to community survey 27-03-2020

Good afternoon Stephen

Thank you for your email.

I have asked our Committee and members regarding the questions below.

All have said that the best thing about the Village Hall is it's good facilities, complete with stage. This enables lots varied groups to get together, which helps to promote a feeling of community. To Wits, especially, it enables us to bring live theatre to Willand and the surrounding areas and provides the opportunity for people to become involved in amateur dramatics.

From our point of view the improvements would be very specific to us such as surround sound, as some people find it difficult to hear at the back of the room and dressing rooms.

Of course everyone always needs more storage space.

We all agree, though, it is one of the best halls around,.

Kind regards

Wits Secretary

“We had a good response to our questionnaire, and some thoughtful emails and Facebook posts. Thanks for that. From what you have told us so far we can move to the next stage of producing a plan for Willand. We have to evidence that our plan is based on opinions from villagers. Normally we would have followed that up with meetings, displays and groups where we could explore each topic more with you - and you could meet with others who are interested in the topics you feel strongly about.

Obviously this hasn't yet been possible – so we have to find other ways for you to tell us what you feel.

So far you have told us about five areas that you want to see planned for the future. These are Housing; Pathways and Cycleways; Green Spaces; Employment; Environmental Issues; and Traffic.

We now need your opinion on these six questions.

1. Should we have more housing in Willand?
2. Which green spaces of every sort in Willand should be protected for the future?
3. Do we have enough pathways and cycleways serving Willand residents?
4. What is good about existing employment opportunities, and what fresh employment opportunities in the village would benefit residents?
5. Which green spaces of every sort in and around Willand should be protected for the future?
6. How could we make Willand even 'Greener', or respond to the challenge of climate change?

Please respond, even if you think the answer is obvious. We want to know anything you want to tell us that needs to be preserved or improved in the village. Send us an email at [npg@willand-pc.org](mailto:npg@willand-pc.org). We will also be asking these questions in a questionnaire if that is more convenient.

A robust Neighbourhood Plan is the best way we can influence the future development of our village – your contribution really matters.

If you want more background on what a Plan can achieve and the work done so far then go to the Parish Council web-site at <https://www.willand-pc.org.uk/> - then follow the link at the top of the page to 'Neighbourhood Plan'.

### **Neighbourhood Plan - 2020 Vision**

As you know all residents of Willand were asked earlier this year to complete a questionnaire. Thanks to all of you who did so. The questions we asked were a start in creating a plan for future development of life in our village. They will build on previous work over the last 23 years.

60% of villagers contributed to the 1998 Plan. This led to Willand Community Composting, Millennium celebrations, and our own Pharmacy. Less successful were hopes to restrict heavy vehicle movements in the village.

Over half the village responded to a comprehensive survey in 2005. Their request for visual improvements and more litter control in the village have been taken on board. Various social activities have been started. Effort went into a possible Multi Use Games Area, but this did not prove possible. We do not need a survey to know that some concerns are as great today as they were then. Speed of traffic and on-road parking issues were a concern. Popular suggestions were speed warning signs and lower speed limits. There was concern about lack of cycle paths to Cullompton and to Uffculme – and about dog mess! There was general appreciation of Willand as a place to live.

And now we have started again. Your responses so far are that people are still happy that they live in Willand. The Village Hall, the School, the Church, this magazine, the Chip Shop, Post Office, Pharmacy, shops, accessibility green spaces and playgrounds and much else are valued. There are the traffic issues, the ‘Willand Whiff’ and other things that people want addressed. At the heart of what you have said is there should be ‘more of a community hub’. This might mean community activities, but also more of a centre to the village.

We have been slowed down by the fact that so much of what affects our future lies outside the official parish boundary, and now of course by Coronavirus. The Parish Council have been trying to address the boundary issue for a long time, but with no support from the District Council. Thank you to those who replied to the recent Boundary Commission draft proposals. Our intention is to work towards realistic proposals, based on a shared and achievable vision for the future of our village.

Stephen Little

## Appendix 9 – Feedback from the November 2021 Community Organisations Focus Group

### GOOD THINGS

- Lots of appreciation was shown of the strength and variety of village organizations and Willand as a friendly mutually caring community, including over Covid
- The Football Club as a social outlet; Post Office in village.
- Good job on updating the parks and green places for the children; the work of the village Litter Picker; Open Spaces. Green trees. Woodland
- Accessible motorway access/&2 junctions
- Village feel. Not too big.

### FUTURE HOPES & IDEAS

- Well paid employment prospects
- Develop a natural Centre in planning
- Expand the Parish Boundary
- Increase school spaces.
- More infrastructure if there are more Building/Planning applications
- Risk of a future as a Commuter Centre
- Pub - somewhere to eat local and friendly
- Multi-use game Area for the school and the community (with changing facilities)

### SURGERY

- Try and keep the doctors surgery

### PATHWAYS ETC.

- Willand -Uffculme footpath and or pedestrian
- Footpaths in Willand to walk away from the road
- Footpath Uffculme/Willand links
- Increase footpaths and joining up
- Uffculme straight. Footpath to nursery
- Off-road footpaths esp (if poss.)along the Culm (not the main road) from Willand to Uffculme. Also from the road to Halberton across to Ash Thomas
- Footpaths out/in the village
- Old railway line to Hemyock reopen as footpath
- Country walks local.

### TRAFFIC

- Parking
- Traffic calming, particularly Silver Street
- Road safety/parked cars. Willand Moor Rd, Jaycroft, near school crossing.
- Deane Hill Road

### HOUSING

- Limit further developments as much as we can Planning
- Affordable houses
- Nothing wrong with some more houses but should be starter/affordable for the people of Willand

## **YOUNG PEOPLE**

- Activities for teenagers i.e. basketball etc. floodlit
- There doesn't seem to be much for teenagers,
- Need to get young people involved

## **CHURCHES**

- A closer relationship/sharing between the Parish Church and the Methodist Church



## Appendix 10 – Public Open Meetings (Key Topics) Comments

### i) Traffic

- Traffic down Station Road was seen as a major problem for residents.
- One participant shared their experience of living in Holland, and their view that a strategic access and transport plan for Willand would be of real benefit.
- There was a representative from Uffculme, and it was generally felt that existing boundaries work against coherent approaches to traffic and to pavements pathways and cycleways, and that we need to work together on this.
- There was no understanding why access to the bottom of Station Road via the new trading estate wasn't achieved.

### ii) Pathways and Cycleways

- A specific example of a disabled person who actively cycles and requires a three wheel Bike led to a common view that there are wider access issues that are seen to affect some existing paths, and need to be considered in future provision.
- Another point was made by a wheelchair user that there are pavements that are not continuous but stop and start.
- It was felt that historic paths, for example down to the Culm, had been blocked off.
- There was disappointment that the ideas and plans about a pathway/cycleway to Uffculme had not progressed, nor access alongside the Straight. Other possibilities were also raised.
- It was suggested that it wasn't too late to reclaim some of the redundant railway lines for cycles and walking.
- It was felt that limited public pedestrian access around Verbeer fishing lakes should be allowed, and that joined up access along to the Old well would be very desirable.
- The availability of pedestrian access to the fields with solar panels was discussed
- The lack of safe access to Cullompton for pedestrians and cyclists was generally seen as a major issue. The impact of the Garden Village was seen as an opportunity to get the proposed new pathway to the top of Jaycroft started from the Willand end.
- A view was expressed that there needed to be more lighting in Jaycroft.
- There was some discussion about the different and sometimes competing needs of cyclists, dog walker, ordinary pedestrians, and children.
- Problems raised included the state of some pathways, detritus to be found 'round the world', by 2 Sisters and on Deanhill, and parking by motorists over the kerb.
- Pedestrian access to the Nursery was needed.

### iii) Housing

Concern was expressed about the pressure that agreed new housing development will cause for existing services

Dear [REDACTED]

Last year the Parish Council started work towards developing a Willand Parish Neighbourhood Plan. This allows the local community to set out land use, planning policies and a strategy for how the area should change (or not) in the future. The plan must show that it is based on what the Willand community want. The final version has to be approved by a referendum of residents and will have statutory force. Of course the plan cannot contradict the wider statutory plans, but it will give us more of a say in the future of our village than we have at present. Our broader aim is to focus on all that is good about Willand and to identify what would make it even better.

We started with a survey of residents and of village groups. The responses were good. They told us that villagers do want more of a say in the use or protection of land now and in the future – but that our future well-being involved other issues which are just as important. Then Covid intervened and disappointingly we had to pause the process.

We want to get things going again, starting with a consultation with the community organisations that enrich Willand as the caring community that it is.

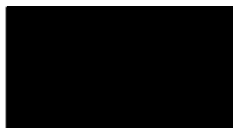
We are writing to you as a contact with Willand United Charities to invite one or two representatives to a meeting of community organisations at 7.30 on 23<sup>rd</sup> July at the Village Hall

We would appreciate a reply to this email fairly soon, if possible letting us know the names of you representative(s). It is important that we have numbers, not least because Willand Post Office has offered to donate cake in appreciation of what you do for the community!

We have three aims for this meeting

- to bring community organisations together as we emerge from Covid
- to contribute your opinion to the Neighbourhood Planning process
- to look forward to a celebration in Willand sometime over the Jubilee weekend 2<sup>nd</sup>-5<sup>th</sup> June 2022

with kind regards



Stephen Little



Willand Parish Council



## Appendix 12 – Copies of Correspondence with Landowners of Proposed Local Green Space Sites and Responses Received

### Correspondence with Parochial Church Council about their land

From: Simon Talbot [REDACTED]  
Sent: 15 November 2022 09:57  
To: Stephen Little [REDACTED]

**Subject:** Neighbourhood plan

Hi Stephen

Thank you for writing to us outlining the idea to designate the grass outside the church hall a “green space”. This was discussed at PCC and there were some questions asked that neither Rod or I could answer. I would be grateful if you could either outline, or point us to the relevant information, so we can answer these questions in our February meeting.

If the church applied for a change of use of the grass area would the neighbourhood plan influence/ effect this? As a church do we have a say in whether the grass area is designated as a green space?

with thanks  
Simon

**Rev Simon Talbot**  
**Rector, Willand, Uffculme, Kentisbeare & Blackborough**

From: Stephen Little  
Sent: 18 November 2022 11:42  
To: Simon Talbot [REDACTED]  
Subject: RE: Neighbourhood plan

Thanks for this Simon

At the moment the plan is a draft out for consultation, which is why we have written to all the people who might be affected.

We have also just received Mid Devon’s informal comments (after a very long wait!).

I will make sure you have a full reply in good time for the next PC C.

As well as copying this to Rod I have copied it to the members of the Neighbourhood Planning Group, our Consultant and the Parish Council Chairman for information

Kind regards

[REDACTED]

Stephen Little



Willand Parish Council

**From:** Stephen Little <[stephen.little@willand-pc.org.uk](mailto:stephen.little@willand-pc.org.uk)>

**Sent:** Monday, February [REDACTED]

**To:** Simon Talbot <[simon@thetalbots.org.uk](mailto:simon@thetalbots.org.uk)>

**Subject:** RE: Nei [REDACTED]

Dear Simon

I promised you a reply to this in good time for the February PCC – sorry!

The latest draft of the Neighbourhood Plan is available at <https://www.willand-pc.org.uk/neighbourhood-plan/>

The relevant section comes under 6. Green Infrastructure. There is a full description there as to why areas are identified in this section of the Plan. In brief they are there for reasons which include the desire to protect the green spaces that we value for local amenity and recreational enjoyment: to protect natural and semi-natural areas; and take opportunities to protect bio-diversity.

Inclusion in the list would not mean that no change can happen on the site. It does mean that alongside all the other considerations it would be taken into consideration by the District Council if Planning Permission were sought for a fundamental change of use for the site. Equally it could be a support to a proposal (which needs planning permission) for facilities which help to support or enhance the main use for which the site is protected.

The first letter was to alert people to what is going on. There will be a six week statutory public consultation on the Plan conducted by the Parish Council (possibly April/May) where there will be opportunity for the PCC to express a view, and then another one conducted by the District Council later in the year (possibly October).

Best wishes



Stephen Little



Willand Parish Council

Correspondence with Fishing lakes owner

From: Stephen Little <[redacted]>

Sent: 22 September 2022 15:18

To: Ben [redacted]

**Subject:** Fishing lakes

Hi Ben,

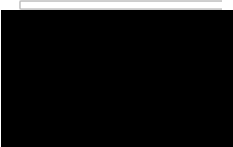
I convene a group which is drawing up a Neighbourhood Plan for Willand. I attach a copy of a flier which is going out in the next Willand Magazine which tells you something of where we have got to.

I'm afraid I failed to get an email to you via the lakes email, but Barry Warren has suggested I use your Pencarrie one. I hope that is okay.

Although we have a relatively large population for historical reasons our parish boundary is quite tight, as you probably know. One of the things we want to do is protect as much of the green space around the village as possible. For that reason we would like to include the fishing lakes in the plan – but we do not in any way intend to do that in a way you would not find acceptable. Would it be possible to meet for a conversation about this?

I'm away from 29<sup>th</sup> until 11<sup>th</sup> October, but if a time before or after that isn't convenient for you then I'm sure one of the other members of the group would make themselves available. I'm copying this to the other members of the group partly for their information and partly so that you can see who we are.

Kind regards



Stephen Little



Willand Parish Council

**Subject:** RE: Fishing lakes

Hi Stephen

What an interesting project.

I no longer own the fishery as I sold the business 3 weeks ago.

The new of the lease is [REDACTED] so best ask him or the owner of the land [REDACTED]

Kind regards Ben

Ben [REDACTED]

Project Manager [REDACTED]

**From:** [Stephen Little](#)

**Sent:** 22 September 2022 16:36

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Willand Fishing Lakes

Dear Mr [REDACTED]

Ben [REDACTED] has given me your contact details as the new owner of the fishing lakes here in Willand.

I convene a group which is drawing up a Neighbourhood Plan for Willand on behalf of Willand Parish Council. This is a way of ensuring that residents have a bit more of an advance say in decisions made about our village.

We started with a questionnaire to everyone, and have had open meetings about the topics which villagers have raised. We then shared all of this for comment through displays during the Jubilee Weekend.

This has shown that villagers views include the importance of keeping its good sports, recreation and social facilities. We are now putting together a first draft for a Neighbourhood Plan. A final Plan would have some force in the planning system if it gets a majority of villagers who vote in a referendum. We want to include protection for the Fishing Lakes as a sports facility in our plan. We would be happy to talk to you about this. There is no intention to change things, although of course as the new owner there may be things you want us to take into account.

We are just posting the first draft Neighbourhood Plan document in the Neighbourhood Plan section of the Willand Parish Council website. Pending future conversation with you our draft does not yet refer to the lakes, but we currently anticipate it being subject to the same policies found in section 4.4.

Very kind regards



Stephen Little



Willand Parish Council

Dear Mr Little

Thankyou for your email.

Just to be clear that I am the new owner of Digger Lakes and my company Land A Fish Ltd leases the land from HE Services.

Please do keep me in the loop with any conversations that are had with regards to the lakes as I would be very keen to be involved and help where I can.

Yours Sincerely



Attached

## WILLAND NEIGHBOURHOOD PLAN

So many of you have contributed to our work through our questionnaire, meetings and displays which have asked 'What is good about Willand?' and 'What would make it even better?'

A Neighbourhood Plan has force in the Planning System. It is our chance to say in advance something about the future changes we do and don't want in Willand.

It can't give legal force to all the points you raised in the consultations - so we have put all your ideas into a Community Plan – and then incorporated as many of these as possible into a first draft Neighbourhood Plan.

It is a first draft because we want to make sure it says what you want. For it to have force we have to show all the ways we have consulted with you, and the final version will have to get a majority in a vote of villagers.

In October will be publishing dates for surgeries where you can drop in to ask questions and share ideas.

We will be sharing the key ideas via posts on Facebook, and will appreciate all responses as these appear.

The Draft Plan (with the Community Plan) is available at <https://www.willand-pc.org.uk/neighbourhood-plan/>  
Limited Hard copies are available on request.

We very much welcome your comments or questions to us at [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk).

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## *Willand Parish Council*

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A Neighbourhood Plan gives Willand residents more influence over the future of our village. Our surveys and meetings show that villagers views about Willand's future are that:

- Willand wants to protect its distinct identity as a rural and as a mixed community, and all of its facilities.
- Willand wants to protect its countryside setting from over-development, with better resident access, including by foot and bike, to its rural surroundings.
- Willand wants to see its future as a place caring for its natural environment and adapting to climate change, providing local opportunities in employment and leisure for residents, and providing good access to education and suitable accommodation for all generations.

We put together a detailed first draft Plan for Willand, consulted on that and made changes.

We are now doing a final consultation with official bodies and with villagers before submitting the Plan to MDDC for (lengthy) external scrutiny.

***Parishioners can make comments or ask questions before the closing date of August 20<sup>th</sup>.***

You can see the plan and leave comments on the Parish Council web-site ([www.willand-pc.org.uk](http://www.willand-pc.org.uk)) where there is a tab 'Neighbourhood Plan' which takes you to the Plan and a link to give your opinions.

If you would like to see a hard copy, ask a question or make a point or for any other reason we will be at the Health and Community Centre Coffee mornings on the first Thursday (9.30 – 12) and 3<sup>rd</sup> Tuesday (10-12) in July and August. We will also be at the Village Hall on 25<sup>th</sup> July and 8<sup>th</sup> August, 7pm-8pm.

You can be in touch to arrange to see a hard copy, or to make comments or ask questions at any time by email at [npg@willand-pc.org.uk](mailto:npg@willand-pc.org.uk) or phone 07795821476.





## Appendix 15 –Regulation 14 Consultation Emails Sent to Consultees

**From:** Neighbourhood Planning Group

**Sent:** Tuesday, July 4, 2023 3:04 PM

**Subject:** Willand Parish Council Neighbourhood Plan Regulation 14 Pre-submission Consultation

Dear Consultee

Willand Parish Council has been working on a Neighbourhood Plan, and has reached the point where we can now initiate the Statutory Regulation 14 Consultation on the Plan we currently propose. We are not only writing to all the Statutory Consultees, but also as many local contacts as we can. We will also be consulting widely in the Parish with residents and businesses.

This consultation has to be open for a minimum period of six weeks which will be from 9<sup>th</sup> July to – 20<sup>th</sup> August. You are invited to respond to the Consultation Plan by the end of the consultation period and we look forward to receiving your response.

After the consultation, we will make any necessary modifications and submit the Plan to Mid Devon District Council, who in turn will organise further consultation and the Independent Examination.

You can read the proposed Plan on our Parish web-site ( <https://willand-pc.org.uk/>) by using the Neighbourhood Plan tab. As well as the Plan and appendices you will find a form to enter your responses, which we hope you will use. If you are a local consultee and would prefer to see a hard copy or to get in touch for any other reason, please reply to this email, or call one of our team on 07795 821476.

With kind regards

Barry Warren



Chairman, Willand Parish Council.



**WILLAND NEIGHBOURHOOD PLAN REG 14 CONSULTATION COMMENTS, PARISH COUNCIL RESPONSES AND ACTIONS NOV. 2023**

RESPONDENT		PLAN SECTION	COMMENTS MADE (SOME ARE EXTRACTS, FULL VERSIONS ON PC WEB-SITE)	RESPONSE AND ACTION
1	National Gas Transmission, Avison Young		No National Gas assets recorded in area,	Noted. No action needed.
2	Avison Young National Grid		Map provided of 400Kv Overhead Transmission line	Information supplied noted, with thanks. No action needed.
3	Natural England		<p>1) We were unable to find a map, within the Plan itself, which clearly identified the settlement boundary for Willand. This would be useful for the reader to quickly understand the area within which development policies applied. The reasoning behind where this boundary is located should be included, and sizeable sites which already have planning permission should be highlighted.</p> <p>2) We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p>	<p>1) The Plan includes sufficient clarity (e.g. pp.10-11). The settlement limit from the Local Plan is reproduced in Appendix 1. The NP is not proposing a new or amended boundary. All policies apply to the whole Plan area unless policy wording indicates otherwise.</p> <p>2) We have received an SEA screening opinion already from MDDC. Natural England will have been consulted as part of that process.</p> <p>Re the comments on seeking advice, both MDDC and DCC have been consulted as part of the Reg 14 consultation and so if they have any comments to make in relation to the issue Natural England highlights, they will do so, or at least have the opportunity to.</p>
4	Mid Devon District Council  General observations		<p>1) We notice in some cases, NP policies still reiterate some of the Local Plan policies thus not adding anything to the policies.</p> <p>2) Additionally, policies which are less strict than local policies or policies which do not reflect national policies may lead to a lack of clarity and potential</p>	<p>1) The Plan reflects the wishes of villagers who will not be aware of or read the Local Plan, and so some repetition is justified particularly where MDDC does not consider the policy to not be in general conformity with the strategic policies of the Local Plan.</p>

RESPONDENT		PLAN SECTION	COMMENTS MADE (SOME ARE EXTRACTS, FULL VERSIONS ON PC WEB-SITE)	RESPONSE AND ACTION
			inconsistencies in the application of those policies by decision makers and applicants.	2) We agree that it would not be helpful if we put policies into the Plan which are “less strict” than existing Local Plan policies.  Responses to MDDC individual comments are set out below.
5	MDDC	Policy SD1: High-quality Design in New Developments	<p>Clause i) is consistent with Local Plan Policies S1 h) and DM1 e)but it is unclear what value it adds.</p> <p>Clause i) [should be Clause iii] is consistent with NPPF para 92,and adds to Local Plan Policies S1 h)and DM1 d) to identify user groups, and include reference to connectivity and permeability.</p> <p>Clause ii) [should be Clause iv] is consistent with and adds to Local Plan Policies S1 h) and DM1 d) to identify refuse, emergency and delivery vehicles.</p>	<p>We agree that the criteria numbering needs correcting. It will be amended accordingly.</p> <p>We do consider SD1i) to be appropriate in the Plan. It provides the necessary policy framework context for proposals to reflect local character and setting and respect scale, form, etc. in the local context. It is a specific criteria of relevance in the Parish, adding emphasis, and so should remain.</p> <p>Other comments are noted with no action required.</p>
6	MDDC	PolicySD2: Sustainable Design in New Developments	Conforms with Local Plan	Noted. No action required.
7		Policy COM1: Engaging with the Community on Major Development Proposals	Conforms with local and national policies	Noted. No action required.
8	MDDC	Policy COM2: Protecting Community Facilities, Amenities and Assets	It is not clear what Policy COM2 will add to Local Plan Policy DM23 other than providing a list of community facilities and assets that are identified for protecting.	COM2: MDDC response says “other than providing a list” – this is exactly what gives it local specificity and is therefore appropriate to retain in the Plan. The emphasis that it provides in the local context is justified. MDDC suggests that the policy is in general conformity with the strategic policies of the Local Plan and so the policy should remain in place. However, we recognise the need to reduce duplication

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				between the Neighbourhood Plan and Local Plan and so will remove some of the criteria where there is overlap.
9	MDDC	Policy COM3: Enhancing Community Facilities, Amenities and Assets	It is not clear what Policy COM3 will add to Local Plan Policy DM23.	While we consider that the policy reinforces local support for Local Plan DM23, and that DM policies are not “strategic” in the Local Plan, we recognise the need to reduce duplication between the Neighbourhood Plan and Local Plan and will merge Policy COM2 and COM3 to achieve this.
10	MDDC	Policy COM4: Protecting Sports Facilities, Amenities and Assets 2.i) &2ii)	Clause 2.i) is consistent with, but does not add to Local Plan Policy DM24 clause c) and we question the need for its inclusion in the Neighbourhood Plan.	It reinforces local support for Local Plan DM24 and the policy is localised, adds granularity to the Local Plan by naming specific assets which should be protected. The policy should remain in place in the Plan. Some of the specific criteria in our policy clearly add detail to policy content in DM24 of the Local Plan.
11	MDDC	Policy COM4: 2.i) &2ii)	Clause 2.ii) is consistent with, but does not add to Local Plan Policy DM24 clause b). Clause 2.ii) requires alternative replacement provision ‘in the Plan area’. What if there is no suitable site or building within Willand Parish? We also draw your attention to the NPPF paragraph 85 which states “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.... The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”. The wording of this clause is inflexible and could rule out consideration of a suitable site or building outside, but well related and accessible to Willand Parish.	We do not consider that MDDC has read the policy as a whole as 3. introduces the alternative of mitigation contributions where provision cannot be physically made.  We do not consider that MDDC’s comment re para 85 is correct. The comment appears to conflate NPPF wording relating to a “settlement” with relating to the “Parish”. They are not the same thing. The Neighbourhood Plan cannot have policy coverage which relates to matters outside of the Parish / Plan Area, another good reason for being clear, as the policy is, about the area to which the policy requirement applies.

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12	MDDC	Policy COM4: 2iii)	We suggest the removal of the words “through a community use agreement”. This is too precise and the removal of these words provides flexibility to secure community access through other means (e.g. Section106 planning agreement).	It is helpful to have drawn our attention to this point. However, we suggest adding “...s106 or other enforceable legal agreement” for “belt and braces” and to introduce the flexibility – this strengthens rather than dumbs down or leaves the policy too open.
13	MDDC	Policy COM4: 2v)	Clause 2.v) is vague since it implies that a planning decision will be based on the requirements of Sport England and relevant sports governing bodies, but which are not set out in a development plan policy. We suggest this part of Policy COM4 is removed, and that perhaps the reasoned justification include a reference to having regard to advice provided by Sport England and relevant sports governing bodies on planning applications.	We disagree. Including this in the policy strengthens the position for sport. We could, however, add in reference to the “most up-to-date” Sport England (SE) policy requirements and add reference to key SE policy such as its Playing Fields Policy in the justification text. SE is not consulted on every application and so the policy draws attention for MDDC (Development Management officers) to pay attention to the issue, particularly for smaller applications likely in the Parish.
14	MDDC	Policy COM4: 3	Clause 3. Remove direct reference to section 106 because it removes the option of alternatives to section 106. We recommend rewording it as follows: “Where replacement cannot be achieved in the Plan area, satisfactory alternative provision will be provided elsewhere in the district.”	We disagree, as we are seeking to secure the retention of obligation and mitigation of loss within the parish. The Plan cannot have a policy which introduces policy to cover areas outside of the parish, just as the MDDC Local Plan cannot introduce policy which enables mitigation to be spent in a neighbouring district. In a previous comment MDDC suggests adding in reference to s106 and in this policy to remove it so there is no consistency in the comments.
15	MDDC	Policy COM5 Enhancing Sports Facilities, Amenities and Assets	Clause 1 is consistent with Local Plan Policy DM23 but the detailed requirements set out go beyond DM23 and it is unclear whether these are necessary for proposals to be supported.  Clause 2. Please refer to our comment made to Policy COM4 Clause 2.ii) with regards ‘within the Plan area’.	We note that the comment states that the policy aligns with those in the Local Plan and is welcomed. The role of neighbourhood plan policies is precisely to add detail and local “granularity” to Local Plan policies, which is what COM5 is designed to do. We consider that the policy wording is indeed clear and gives sufficient clarity for decision makers and decision takers to be able to apply the policy.

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				Re the Clause 2 comment, please see response to the same comment above.
16	MDDC	Policy COM6 Protecting Community “Services”	This policy is in conformity with local plan policy. Clause 2 ii) Please refer to our comment made to Policy COM4 Clause 2.ii) with regards ‘within the Plan area’.	We note that the comment states that the policy aligns with those in the Local Plan and is welcomed. Re the Clause 2 ii) comment, please see response to the same comment above.
17	MDDC	Policy GI1 Local Green Space	Policy GI1 will need evidence to ensure any sites identified as LGS are in accordance with NPPF para 102.	We consider that Appendix 2 provides sufficient evidence, which is clearly referenced in the Plan. We understand, from subsequent communication with MDDC officers after Regulation 14 consultation, that they agree with this.
18	MDDC	Policy GI1	Clause 3.is consistent with, but does not add to Local Plan Policy DM24and we suggest this requirement is removed.	We disagree with MMDC’s comment. This is a standard policy clause in LGS policies now in made Neighbourhood Plans and it should remain.
19	MDDC	Policy GI2 Locally Valued Areas of Biodiversity, Geodiversity and Habitat	Clause 3 ii) is too restrictive. It states that the replacement area should be in close proximity to their original location. What if that is not possible? The wording of this clause is inflexible and could rule out consideration of a suitable site somewhere else.	We could introduce “within the parish” instead of “close proximity to” to clarify what is meant.
20	MDDC	Policy GI2	Clause 4—we suggest this requirement is removed from Policy GI2 and added to the supporting text at 5.3.1 to explain the circumstances in which it would apply.	We consider that it is necessary within the policy to give appropriate direction. There is no guarantee that applicants or officers will consider the supporting text and if it is placed only in the supporting text it immediately loses weight. We suggest leaving the criteria in the policy but reinforcing in the supporting text too, as suggested.
21	MDDC	Policy GI3	This policy is in conformity with local plan policy.	Noted. No action needed.

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		Protecting Trees from Loss as a Result of Development		
22	MDDC	Policy GI4 New Trees and Planting	This policy is in conformity with local plan policy	Noted. No action needed.
23	MDDC	Policy TAC1: Improving Transport, Accessibility and Connectivity	Policy TAC1 is about transport, accessibility and connectivity. It is unclear why clause ii) has been included since this is about built and landscape character. It is unclear how Policy TAC1 will be applied in the determination of planning proposals as (with the exception of clause 3) it is not set out what is expected. We query what Policy TAC1 will add over and above Local Plan Policies S1 e (promoting sustainable transport), S8 (promoting sustainable modes of transport), DM1 d), and DM3. We suggest that Policy TAC1 could, for example, be re-written to focus on identifying and protecting (where there is robust evidence) sites and routes that could support infrastructure to widen transport choice at Willand. Map 11 would appear to support this possible approach.	<p>We consider that transport proposals can absolutely have an impact on the built and landscape features of the parish and so the policy will be retained.</p> <p>The policy adds very clear local specificity to LP policies.</p> <p>Every clause in the policy refers to “development proposals” and so it is very clear how TAC1 is to be applied to proposals.</p> <p>We are not 100% sure of the value of the re-write that is suggested, but in any case, if MDDC feels strongly about this need for change we would have thought that an objection would have been lodged and / or that alternative wording would have been proposed to help re-write it in a way that they consider to be acceptable.</p>
24	MDDC	Policy TAC2: Protecting the Footpath, Bridleway and Cyclepath Network	<p>We don't wish to make any specific comment on this policy other than note its consistency with the NPPF and Local Plan policies.</p> <p>Given this consistency, there is a need to be clear what Policy TAC2 adds to the NPPF and the relevant local plan policies and in this regard draw your attention to our opening comment in this schedule</p>	<p>We are slightly confused that the comment says that there are no specific comments, but then a specific comment has been made.</p> <p>We consider that the criteria clearly reflect the community's concerns and key issues raised and so they are locally relevant and worth including as criteria in this policy.</p>



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25	MDDC	Policy TAC3: Electric Charging Points for Plug-in Vehicles	This policy is in conformity with local plan policy. Any standards that exceed local plan policies or building regulations will need to be subject to robust and proportionate evidence.	Noted. No action required.
26	MDDC	Policy TAC4: E-cargo and Electric Vehicle Hub	This policy adds to Local Plan Policy DM5 which makes provision for the inclusion of infrastructure for electric vehicles in development at Tiverton, Cullompton and Crediton. Any standards that exceed local plan policies or building regulations will need to be subject to robust and proportionate evidence	Noted. No action required.
27	MDDC	Policy EE1: Small Employment Units and Hubs to Support the Local Economy	Clause 1 is consistent with Local Plan Policy S13 a) but this should not preclude other locations at Willand. We draw attention to the NPPF paragraph 85 which states that “Planning policies and decisions should recognize that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.” Additionally, it is unclear what is meant by “is not compromised”. We suggest this is replaced with “do not have an unacceptable adverse effect on” which will mirror (although will not add to) Local Plan Policy DM1 clause e).	<p>As with a previous comment made, we recognise the reference made to paragraph 85 of the NPPF. However, the policy seeks to draw attention to support for proposals within the settlement limits and does not say that proposals outside will not be supported. The NPPF paragraph can therefore still apply.</p> <p>With regard to the comment on the term “is not compromised”, we agree that the suggested change will better define the policy.</p>
28	Resident		I would add ground heat pumps as being essential to new houses as well as solar panels. Boilers will be obsolete in 10 years’ time.	We will add reference to heat pumps to the objective (2e) as it fits with the principle of the objective. It should also be noted that heat pumps are, however, already referenced in policy SD2.

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29	National Highways		Following our review of the pre-submission draft we are satisfied that the proposed policies within the Plan are unlikely to result in development which will adversely impact the SRN and we therefore have no specific comments to make	Noted. No action needed.
30	Willand Parochial Church Council		Thank you for your message asking for responses to the proposed Neighbourhood Plan. Willand Parochial Church Council have discussed the proposed plan and have asked me to write to register our objection to land belonging to St Mary's Willand being included as "Green space" on the plan. Particular concern was expressed over the land on Rectory Close opposite the church hall. This land is not public property and whilst we have allowed access to it in the past we do not guarantee access will be permitted by future members of the church council. We are also wary that should future members of the church council seek to use this land for another purpose the "Green Space" label might be used by those who wish to seek to restrict a change of use application or any other development that might be desired.	We understand that the current PCC cannot guarantee the action of future PCC members and decisions. However, the land is valued by the community for the reasons specified in the Plan and Appendix 2 to the Plan. We are satisfied that this designation will not in itself inhibit all future plans by the PCC. The policy does allow planning applications to still be submitted and proposals will need to demonstrate how they pass the tests in place. It should be noted that the designation does not automatically mean the public access is legally allowed and note the generous use of the land to the public in the past.
31	Environment Agency		Please note that due to resource pressures we have had to limit our bespoke input to Neighbourhood Plan work outside of our local focus areas and/or where the plan proposes allocations/policies within areas at risk of flooding. The Willand Parish is not presently within such a focus area and therefore we will not be providing any bespoke advice in respect of this Neighbourhood Plan.	Noted. No action needed.

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32	Resident	a) 'Page 39, Map 7, Local Green Spaces'; b) 'Page 40, Policy GI1 : Local Green Space'; c) 'Appendix 2 - Local Green Space, Site and on two maps below.'	The map shows "Aspen Way". This should be Aspen Close.'	Thank you and noted. Correction made in the Plan.
33	Resident	47	'Preserving the buildings around the old Tiverton Junction Station although positive I would like to put forward an alternative. The reopening of Tiverton Junction Station.	This is a very interesting comment, but it is outwith this Plan.
34	Devon County Council	'Flood Risk and Surface Water Management.'	There is no reference to flooding or surface water management. As a minimum for this level of Plan we would expect to see a policy setting out the following: All development proposals should include the provision of a Sustainable Drainage System (SuDS) to ensure the development does not increase the rate of runoff and risk of flooding on and off the site. The use of SuDS features, including ponds, swales, rainwater harvesting, green roofs or soakaways will aim to reduce and/or manage the quantity of runoff and will also improve the water quality, increase biodiversity and provide new amenity. All SuDS to be designed in accordance with Devon County Council's Sustainable Drainage System - Guidance for Devon	We recognise the importance of flood risk issues. There is reference to flood risk and SuDS in Policy SD2. However, the respondent should note that while it might "expect" to see certain policies in the Plan, there are no prescribed set of policies which a neighbourhood plan must include. We must be cognisant of the requirement for the Plan to align with the strategic policies of the MDDC Local Plan but also the need to have no duplication of policies between these two plans, given that, together, they are seen as part of the same "development plan". Notwithstanding that, we consider that some value could be added to the Plan's policies by referencing and signposting the DCC SuDS guidance and will include it in policy SD2 in the Plan, with reference also added into the policy's justification text too.
35	Devon County Council Historic		'The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National	We have considered whether or not a policy for heritage assets is necessary or not in the Plan. We decided, as the heritage statement in the Plan already states, that there is

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	Environment Team		<p>Planning Policy Framework (NPPF, Section 12.127 (Achieving well-designed places), says that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this can be reflected in development. Also Section 16.190 (Conserving and enhancing the historic environment) indicates that plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by 'setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats'. The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, perhaps by creating a local list. Should the site or building be protected from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?' reference. Section 3/9.1 Heritage Statement</p>	<p>sufficient policy coverage for heritage assets through legislation and the Local Plan. As noted above, there is also no prescribed list of policies which must appear in a neighbourhood plan. Any currently non-designated local heritage assets can be included on MDDC's local list and receive protection, outside of our Plan.</p>

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36	, Devon County Council Historic Environment Team	Para 1, Line 1	<p>‘Heritage assets can be designated or non designated. We advise including a definition of what a heritage asset is. The National Planning Policy Framework (NPPF) glossary defines it as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’. Para 1 Line 5 We suggest National Planning Policy Framework (NPPF) Section 16 is inserted as an example of policy protection and legal protection for both designated and non designated heritage assets. You could expand on this section by including a summary of the parish’s history and development including reference to archaeological sites and features. It is this that has shaped the parish we see today. Willand is first documented in the Domesday Survey of 1086 and the parish church dates to the 15th century for example. However, archaeological evidence has been found for prehistoric and Roman activity in the parish. Some of these sites, which are listed in Appendix 4, could be highlighted to put present day Willand into its historical context. Alternatively a summary could be included in Appendix 4 and reference made to it in this section. Reference could also be made here or within the chapter on Green Infrastructure to the Historic Landscape Characterisation (HLC). This gives detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. Further information on the HLC can be found at Historic Landscape Characterisation - Historic environment (devon.gov.uk) Images of some of the heritage assets</p>	<p>Descriptions of the Parish’s history will not, on their own add any weight, in planning terms to the Plan when there is no policy in the Plan which deals with heritage assets.</p> <p>Also see response above.</p> <p>The Plan already has the NPPF definition included in section 9 as a footnote. We see no added value in repeating any of the suggested text from the NPPF.</p>

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			such as the church could be included here and/or in the appendix.'	
37	Devon County Council Historic Environment Team	Ref. Appendix 4	The first two maps taken from the Devon Historic Environment Viewer show Events recorded on the Devon Historic Environment Record. A caption is needed to explain what 'Events' are, that the blue points and polygons represent archaeological works that have been undertaken in the parish to date. Not everyone looking at the Appendix will know what an 'Event' is.	We can add in a reference to the Historic Environment Record "events" definition provided (which is not stated on the Devo Environment Viewer) for clarity.
38	Network Rail	Reference Policy TAC1	'Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. Where commercial development impacts on railway infrastructure, as a public organisation it would not be reasonable to require Network Rail to fund rail improvements and therefore it is appropriate to require developer contributions to fund such improvements.'	Noted. No action needed.