

Landkey Parish Council

Meeting: Wednesday 1 March 2023

Landkey – Shaping Our Future

Purpose of the report:

- to consider the responses from the public consultation of the Draft Landkey – Shaping Our Future – September 2022 and to update the Plan accordingly,
 - to adopt the final version of the Landkey – Shaping Our Future Plan,
 - to publicise the adoption of the Plan and to thank all those who responded to the consultation,
 - to consider future reporting of progress against priorities, and
 - to identify some key priorities and decide whether it would be appropriate for a working group to be set up to pursue those identified priorities.
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Background

1. Dedicated pages on the Parish web site were created to explain the Consultation Draft The Landkey – Shaping Our Future Plan. This included an interactive survey which allowed local residents and others to comment on the priorities set out in the Plan. The survey was publicised locally including through the Village Newsletter and on the web site.
2. The results of the survey are set out below, both in terms of the number of residents responding to each priority and the percentage. There was 42 responses from local residents and three from local bodies.
3. The responses provide valuable information from local residents on the priorities for the village. It is clear that there is very high support for all the priorities in the Plan, with some, such as those seeking high build standards and surface water runoff control with over 95% with either very important or important responses.
4. The responses and comments do not indicate other priorities should be pursued and that the ones identified in the Plan have the overwhelming support of those who responded.
5. There is, in particular, some responses which highlight the benefits of the footpath priority to link Landkey with Newport. This is reflected in the comments from the School, from some local residents and also by the County Highway Authority who highlight its recent document setting this as an aspiration.
6. Given the support for the Plan it is recommended the Plan be adopted. The attached Plan has had minor updates to reflect the changes since

original publication and that it would become an adopted version. The recommendation is made accordingly.

7. It is also recommended that the adoption of the Plan be publicised, placed on the Parish Council web site and local residents thanked for their responses and support.
8. Copies of the Plan should also be sent to local bodies, such as adjoining Parish Councils, North Devon Council and Devon County Council. It is suggested that District Councillors be send copies of the document both before and, depending on the outcome, after the local elections in May.
9. It is important that the Parish Council and other bodies now use the Plan and the priorities are pursued wherever possible. Some of the priorities, including those within the landscape section, set out the approach that the Parish Council will consider when responding to development proposals such as whether a scheme has a distinctive and appropriate design. Others priorities are more project focused and where a more proactive approach could be taken. These include the priority to promote and in turn deliver the footpath link between the village and Barnstaple.
10. Councillors may wish, with the adoption of the Plan, to consider setting up a small working group, including representatives of other bodies such as the County Councillor, to pursue one or more key priorities.
11. In terms of reporting, it is recommended that there is a report of progress against the priorities each year, perhaps in March, and that actions to pursue future actions to help meet prioritise can be set at that time, as appropriate.

Recommendation

The Parish Council is recommended to:

- 1) Note the responses from the public consultation of the Draft Landkey – Shaping Our Future – September 2022 and updates to the Plan,
- 2) Adopt the final version of the Landkey – Shaping Our Future plan,
- 3) Publicise the adoption of the Plan and to thank all those who responded to the consultation,
- 4) Consider future reporting of progress against the priorities, with at least an annual meeting of the Parish Council to consider the Plan, and
- 5) Identify some key priorities and to establish a small working group to pursue those identified priorities.

Responses – by number of responses for each category.

1 – Very Important, 2 – Important, 3 – Neither important nor unimportant, 4 – Not Important, 5 – Very Unimportant.

Landkey Survey Results at 9th Feb 2023

No. responses: 42	1	2	3	4	5
Accessibility					
Landkey to Barnstaple footpath	25	10	4	3	0
Improve the bus service through Landkey	12	22	8	0	0
Develop pedestrian and cycle route to Barnstaple through Westacott	11	16	10	2	3
Landkey to Swimbridge footpath	10	15	14	3	0
Develop foot and cycle route between South Molton and Barnstaple	2	13	17	8	2
Landscape					
Distinctive building design for Landkey	30	9	1	2	0
Prevent development encroachment	32	6	3	1	0
Maintain land buffer to Link Road	32	8	1	1	0
Maintain land buffer to Venn Stream	28	12	1	1	0
Visual Impact Assessment for new developments.	32	9	0	1	0
Limit building outside village boundary.	31	7	2	2	0
Parking					
Protect Castle Inn public car park	32	6	4	0	0
Scrutiny of car parking in Blakeshill Road vicinity	30	10	2	0	0
Further opportunities for public car parking	20	11	10	1	0
In time, review effectiveness of new Landkey junction roundabout	28	11	3	0	0

Results, page 2	1	2	3	4	5
Environment					
Underground utilities for new properties	19	14	6	2	1
Extend underground utilities throughout the parish	15	17	8	1	1
High build standards for new developments	31	9	1	1	0
Landscaping scheme for new developments, to include mazzards	21	15	3	3	0
Surface water runoff plan for new developments	35	6	0	1	0
Facilities					
Existing facilities should be retained	30	8	3	0	1
New community hall for the parish	22	12	5	0	3
Opportunities for allotments	6	16	16	3	1
Housing					
Maximise affordable housing	26	11	2	1	2
New developments to provide a mix of housing	29	9	1	1	2

Responses – Percentages for each category.

1 – Very Important, 2 – Important, 3 – Neither important nor unimportant, 4 – Not Important, 5 – Very Unimportant.

Landkey Survey Results in percentages at 9th Feb 2023					
No. responses: 42	1	2	3	4	5
Accessibility					
Landkey to Barnstaple footpath	59.5	23.8	9.5	7.1	0.0
Improve the bus service through Landkey	28.6	52.4	19.0	0.0	0.0
Develop pedestrian and cycle route to Barnstaple through Westacott	26.2	38.1	23.8	4.8	7.1
Landkey to Swimbridge footpath	23.8	35.7	33.3	7.1	0.0
Develop foot and cycle route between South Molton and Barnstaple	4.8	31.0	40.5	19.0	4.8
Landscape					
Distinctive building design for Landkey	71.4	21.4	2.4	4.8	0.0
Prevent development encroachment	76.2	14.3	7.1	2.4	0.0
Maintain land buffer to Link Road	76.2	19.0	2.4	2.4	0.0
Maintain land buffer to Venn Stream	66.7	28.6	2.4	2.4	0.0
Visual Impact Assessment for new developments.	76.2	21.4	0.0	2.4	0.0
Limit building outside village boundary.	73.8	16.7	4.8	4.8	0.0
Parking					
Protect Castle Inn public car park	76.2	14.3	9.5	0.0	0.0
Scrutiny of car parking in Blakeshill Road vicinity	71.4	23.8	4.8	0.0	0.0
Further opportunities for public car parking	47.6	26.2	23.8	2.4	0.0
In time, review effectiveness of new Landkey junction roundabout	66.7	26.2	7.1	0.0	0.0

Results, page 2	1	2	3	4	5
Environment					
Underground utilities for new properties	45.2	33.3	14.3	4.8	2.4
Extend underground utilities throughout the parish	35.7	40.5	19.0	2.4	2.4
High build standards for new developments	73.8	21.4	2.4	2.4	0.0
Landscaping scheme for new developments, to include mazzards	50.0	35.7	7.1	7.1	0.0
Surface water runoff plan for new developments	83.3	14.3	0.0	2.4	0.0
Facilities					
Existing facilities should be retained	71.4	19.0	7.1	0.0	2.4
New community hall for the parish	52.4	28.6	11.9	0.0	7.1
Opportunities for allotments	14.3	38.1	38.1	7.1	2.4
Housing					
Maximise affordable housing	61.9	26.2	4.8	2.4	4.8
New developments to provide a mix of housing	69.0	21.4	2.4	2.4	4.8

Comments from Members of the Public

I feel that there has been enough new housing in Landkey. Allowing more is ruining what our village was. The road where the new houses are not appropriate. Some people drive at high speeds along these roads with no thought for pedestrians or animals. The road needs widening and the speed limit greatly reducing. Also building on fields has increased the water run-off and led to flooding in the village. This risk may increase with the further new housing potentially being built.

Facilities. We will shortly have no full time shop although the Castle will offer limited services. There will be no Post office and bus services are limited for those without transport. More housing will put further pressures on the infrastructure, schools etc without provision to take on population growth. Not everyone both young or old has transport, local provision is important.

Please don't spoil the village and turn it into a holiday/rich man's village. Too many high priced boxes being built. What about our youngsters.

I am not all sure more development is necessary or indeed welcome. Landkey doesn't have the infrastructure or facilities for this. Flooding and water problems are not being addressed properly as residents in Hanford Way will tell you. This should be a priority We need more affordable housing for local needs (106) to allow youngsters to live and work where they were born and their families are

Relating to new developments and building extensions. More thought should be given to those in existing properties that are affected by this. Facilities. Either repair and clean existing bus shelters or remove them.

Needs off road parking to cater for lack of on street parking in village. No service strips, footpaths to cater for kids on bikes and off street parking to cater for potential number of resident vehicles.

E.g environment 5.5 they need to be able to demonstrate it with the soil type in the village as there is a lot of clay soil in Landkey which cause water to just sit and run in doesn't soak it in.

With regard to the footpath between Landkey and Barnstaple, this is an important matter for safety reasons. I recently walked between Barnstaple and Landkey and took the back roads to avoid the busy main road. Concerning local facilities, it is very important in my view to hold on to these and develop others if possible. The impending closure of the shop is a reminder of how significant a role community facilities offer. Many people will have exchanged a few words while collecting their daily paper or going to the Post Office, an environment for social encounters which cannot easily be replaced. We anticipate now not being able to have a daily newspaper as it will not always be convenient to get to the supermarket. We fully understand, though, why the shop has had to close.

Parking for some properties in the village is very limited or non-existent so the loss of the car park would have a significant impact, particularly when the Castle Inn has a function/event on, resulting in more traffic congestion. With regards to new developments any new developments should consider the impact on services, amenities and infrastructure, including volume of traffic, within the village and provide adequate solutions. For any new developments the developer MUST be made to keep their promises with regards to affordable housing.

Doesn't refer to any topic. The County Council want to implement more roads with 20mph limits in the county. The whole length of Blakes Hill Road should be designated a 20mph zone. It may be difficult to police but all motorists should be made aware of this and respond accordingly. The 30mph signs are regularly ignored but there can be no complaints if someone is caught.

As a regular car user of this road, it is rather dangerous for those cycling or on foot. I work in a school within Newport, and would consider walking to/from work if there was a footpath. I can only imagine how hazardous this road will become when the darker mornings/afternoons set in. Landscape - 7/20 When coming down into the village from the Babbleigh side, the view of the house on Hardford are an eyesore and stand out. New homes should blend in with the older character in the centre of the village Landscape - we must keep as much green space as possible. It's the thing that helps make Landkey feel a million miles away from the chaos of Barnstaple Parking 2 - encourage off road parking for the whole village. Blake's hill road (esp from Mill Road area to the shop) is chaotic with inconsiderate Parker's!

New buildings should be insulated to a high standard and incorporate solar panels and battery storage as standard.

Definitely a cycle path added. Accessibility 1 Morning bus service, people need to get to town for work before 9am Accessibility 2 Car park layout could be improved and security lighting/surveillance Parking 1 We need a post office Facilities 1 I thought this had been agreed already Facilities 2

again difficult to understand the question.

There are two separate issues here so a single response does not work as it is different for each I notice you cannot progress in the survey unless you select one! I'm realising that comments all go in this same box so not matched to specific questions.

Lack of parking and poor/dangerous parking is a serious issue in Landkey which needs to be addressed in new builds. We see already examples of vehicles being parked close to junctions causing visibility issues, double parking, obstructing access to emergency vehicles etc. The lack of movement on a new Community Hall development seems to be very strange given that you have a

sight already and the old school grounds to sell for development. Lots of villages smaller than Landkey have new or improved village halls, for example Swimbridge so why not Landkey?

Would be less dangerous.

Pedestrian route It is too dangerous to walk that route as a pedestrian. Also as we no longer have a dedicated school bus, more children walk/cycle that route. This is long overdue Bus services Need later bus services on Fri/sat and also a bus service on Sunday would be welcomed Landscape 1 Landkey is in danger of being swallowed up and becoming part of Barnstaple. It needs to maintain its own identity and remain a village Landscape 2 Allowing buildings on higher ground increases the risk of flooding as Landkey has seen Environment 5 This is v important as with all the new buildings on green fields has increased the risk of flooding in the village which we have already seen and at devastating cost to the effected residents Lastly Landkey is a beautiful place to live however I do feel it is being ruined by all the new estates and I'm disappointed that more are going to be built. I feel Landkey has had more than enough of its share of new builds and should not be having anymore.

Comments from Public Bodies

Landkey Community Primary Academy

Hello Martyn,

I hope you're well!

Thank you for your email and the consultation document.

Priority A1 is important to the school. We often attend events at Park School and have to hire coaches to transport the children. Coach prices have increased hugely in recent months and we have had to make the decision not to attend some events because of this. We also can't rely on public transport for the short journey. A public footpath connection between Landkey and Barnstaple would enable us to safely walk with the children to and from Park School and attend all events. We also have families who live along this road who rely on taxis to travel to school because there is no footpath and the buses are unreliable.

I hope these comments are helpful.

Kind regards
Sam

Sam Piper
School Business Manager
Landkey Community Primary Academy

Comments from Devon County Highways

Hello Martyn,

I have a few comments on this.

I refer Landkey Parish Council to the emerging Local Cycling and Walking Infrastructure Plan www.devon.cc/bbnlcwip which sets out ambitious plans for a new path between Landkey and Barnstaple as set out in priority A1.

Priorities A2 and A3 are being secured from developments in the area, however the increased cost of running buses in the future means that the money from development is likely to be used to keep the existing service rather than extend it.

A4: If land is available in piecemeal fashion from housing developments then joining Landkey with Swimbridge might be possible, however, it is not envisaged that this would be a particular well used path, and this would be contrary to priority B1 to keep these villages separate.

Section C, and throughout the document, there should be evidence to support statements such as 'Blakes Hill Road runs through the village and is a busy road'. This will require numerical data to show just how busy it is, or whether this is relative to other roads which are quiet. For an

inspector looking at this as a Neighbourhood Plan they will have dealt with plans across the country, likely all with 'busy roads'.

As section C comments, there is no simple solution to the parking and congestion issues on the main road. Removing the parking is likely to result in more traffic and/or high speeds. Do the Parish Council really want 'the easier passage of vehicles through the village'?

D2: This may result in more roadworks being needed more often and utilities works taking longer. I recall something about this being done in Torrington, and then I think the roads there were the most dug up in the country!

Regards,
Matt

Matt Collins CEng MICE

Team Leader Highway Development Management & Transport Planning (North)
Devon County Council

Comments from North Devon Council

Dear Mr Isaac

North Devon Council would like to acknowledge receipt of the attached document. We would like to clarify that this document will only likely be a material consideration if the parish wish to include this as part of an adopted Neighbourhood Plan.

I am sure you are already aware of the specific policies relating to Landkey under the rural strategies section of the Adopted North Devon and Torridge Local Plan - [North Devon and Torridge Local Plan \(Interactive Version\) - Keystone](#) .

Yours sincerely
Philippa

Philippa Mackintosh | Planning Policy Officer