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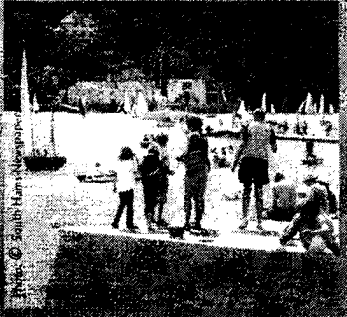
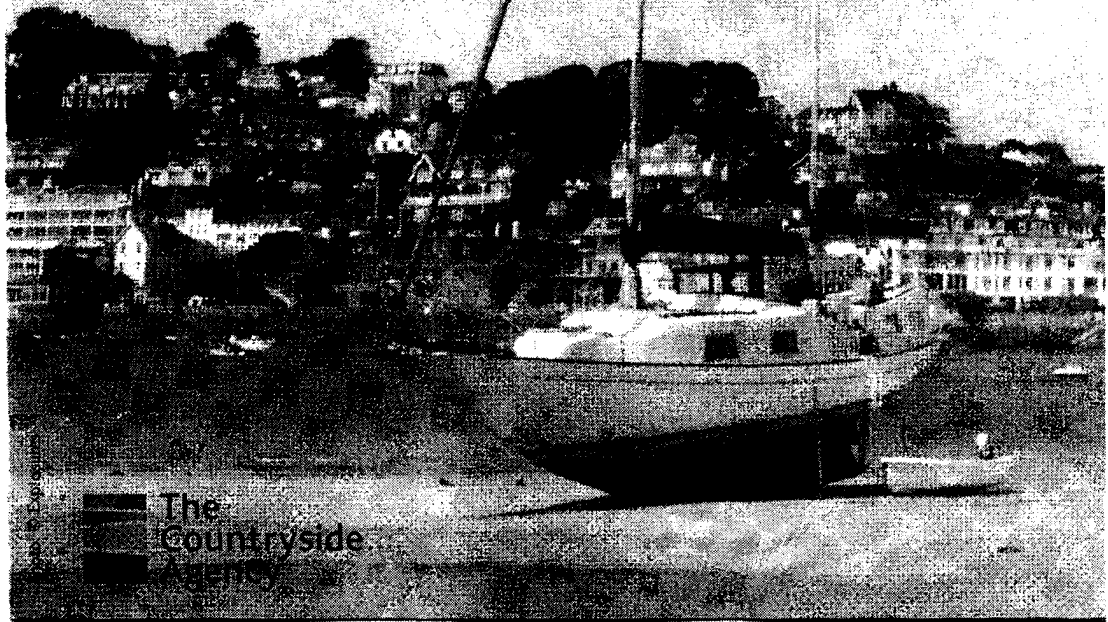


Photo © Sarah Han-Negandhi

SALCOMBE TOWN PLAN

March 2005



The
Countryside
Agency



Welcome to this summary of the Salcombe Town Plan.

The plan is based upon a questionnaire survey that was undertaken in July 2004 and completed by 530 households. The survey highlighted lots of issues and concerns, but only the key issues are reported in this leaflet. You can get a copy of the full report from any of the addresses on the back cover.

The plan belongs to you, the community. It is a record of what you have said you would like to see happen in Salcombe. It will be developed over time and will guide the work of the local councils and other organisations.

This leaflet summarises the key issues in the plan under the following five headings: Housing, Transport, Business, Community Services and Community Spirit.



Photo: Exposures



You told us that 24 members of existing households had moved from Salcombe in the last five years due to a lack of suitable affordable housing. You also said you were in favour of restricting the building of new properties in the Town.

The Key Issues:

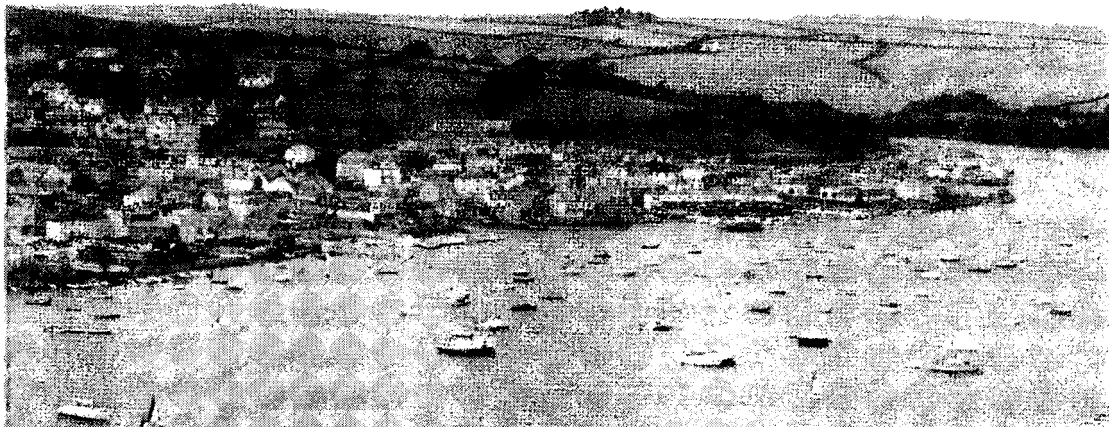
Housing need and the lack of affordable housing to rent or buy.

The changing character of Salcombe.

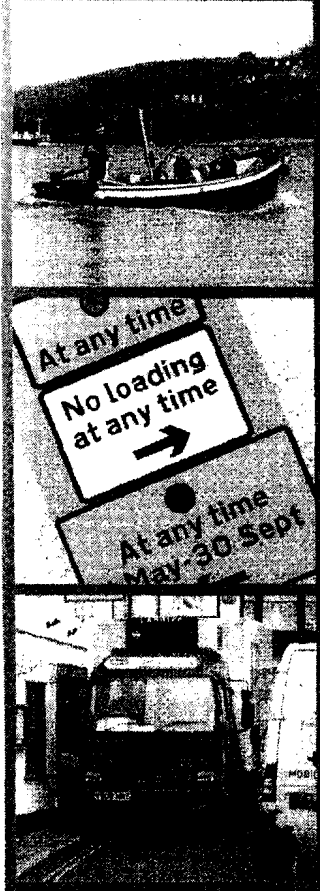
Recommendations:

We recommend the establishment of an affordable housing action group to work with the local authorities and other organisations with an interest in housing.

"I won't be able to live and work in Salcombe when I leave school."



TRAVEL TRANSPORT & PARKING



You told us that you would like additional parking facilities in the Town. You thought that Fore Street should be considered for pedestrianisation with limited vehicular access and that Cliff Road should be restricted for heavy vehicles.

The Key Issues:

There is not enough parking in Salcombe during the peak holiday season.

Fore Street is too narrow for both pedestrians and vehicles at busy times.

You thought that Island Street and Church Street should be one-way.

The Ferry Pier should be re-instated and used by more ferries to relieve pressure on the Whitestrand Pontoon.

Recommendations:

We recommend a review of the parking permit scheme and its policing, the identification of additional sites for car parking and the development of proposals for restricted access to Fore Street and Whitestrand.



BUSINESS,
EMPLOYMENT
& TOURISM



You believe strongly that the connections with marine services should be retained in Island Street and you told us that you need broadband.

The Key Issues:

An increased level of small business enterprise is needed to generate employment opportunities.

Island Street should be retained as an employment and trading zone, particularly for marine businesses.

The facilities for yachtsmen and boating are perceived to be poor compared with other United Kingdom locations.

Recommendations:

We recommend work with SHDC Economy & Europe Office to establish an action plan for promoting business development in the town. A town development plan should be drawn up to identify those areas to be designated for employment use. A public debate is called for on yachting and boating facilities.

*"Salcombe is delightful
just as it is"*





You told us that you would like to see a community composting facility, a town newsletter, a boat store for the rowing club and an increased Police presence. You expressed significant levels of dissatisfaction with some aspects of waste collection and maintenance of public areas. Many of you would use an NHS dentist and an optician if these services were available in the town.

The Key Issues:

Salcombe lacks enough stores which sell everyday goods at reasonable prices.

There are significant levels of dissatisfaction with litter and waste collection.

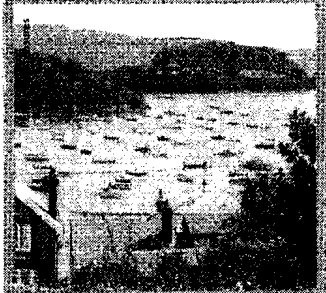
There are concerns about the maintenance of parks and public spaces.

Recommendations:

We suggest that the Town Council should monitor waste collection and the maintenance of public areas. A group of interested parties might like to investigate the viability of a community store.



COMMUNITY SPIRIT



Local residents told us that they feel threatened by the large proportion of holiday homes.

Second home owners told us that they feel discriminated against.

However it is clear that:

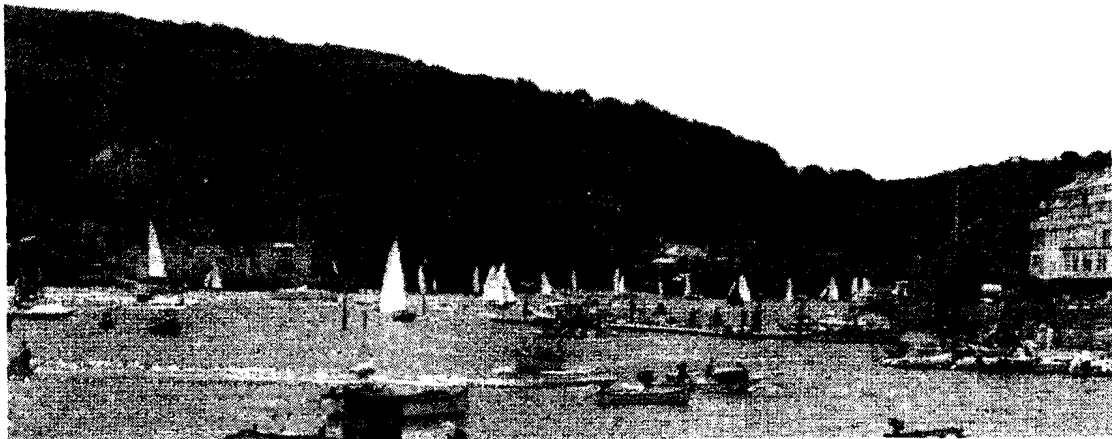
You all share a love for Salcombe.

You all share a concern for Salcombe to be a viable community, with affordable housing and employment opportunities for young people.

Recommendations:

We recommend that community leaders convene a forum of local residents and second home owners to address these issues.

"Salcombe is a unique place, which is why people want to visit and live here."





The survey findings will be presented and discussed at a public meeting on Wednesday 18th May 2005 at Salcombe Church of England Primary School. Salcombe Town Council will be invited to accept the recommendations in the report and to take responsibility for making things happen.

The Town Council will need to work with South Hams District Council, Devon County Council and other partners to turn the plan into action. Sometimes it will be a good idea to establish working groups involving interested people in the community to take matters forward.

How can I get involved?

- ✎ Attend the public meeting;
- ✎ Get hold of a copy of the full plan at Cliff House Library, the Council offices and the Tourist Information Centre;
- ✎ Make your views known by contacting the organising committee at the address below.

Did you know that:

- ☞ The resident population of Salcombe is 2084 (2001 Census);
- ☞ 36% of the population is of retirement age;
- ☞ 'Second' homes make up 43% of the 1721 residential properties;
- ☞ 86 houses were sold in 2004 in the TQ8 postcode area at an average price of £383,523;
- ☞ At £345 per week, average pay in the area is about 30% below the national average.

ACTIONS SO FAR:

- ✓ A detailed housing needs analysis was completed in 2004;
- ✓ Salcombe Estuary Rowing Club has been granted planning approval for a temporary boathouse;
- ✓ Salcombe telephone exchange is scheduled to be enabled for broadband in late June 2005.

This plan was published by the Salcombe Town Plan steering group, who may be contacted via:

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