



Chudleigh Neighbourhood Development Plan - Modifications

Modifications implemented into the Chudleigh Neighbourhood Development Plan - Referendum Version from the Submission Version by Teignbridge District Council.

Text with a ~~strikethrough~~ indicates text deletion

Text in **red** indicates text insertion

Modifications			
Page number	Figure/Policy/Table/Paragraph Number	Amendment	Comment
Cover	Cover	"Referendum Version" text added	Clarity on version of plan
Cover	Cover	Date updated to "2019-2033"	Examiner recommendation
3	Contents	Local Housing Needs (Policy CHNDP1)..... 11 12 Residential Parking Policy (Policy CHNDP4)..... 14 15 Housing Design (Policy CHNDP5)..... 16 17 Shops, Food Outlets and Pubs (Policy CHNDP7)..... 19 20 Biodiversity and Protection of the South Hams SAC (Policies CHNDP9 and CHNDP10)..... 21 Biodiversity (Policy CHNDP9)..... 22 Protection of the South Hams SAC (Policy CHNDP10)..... 23 Sustainability (Policy CHNDP12)..... 27 28 Indoor Community Facilities (Policy CHNDP 13).....28 29 Outdoor Community Facilities (Policy CHNDP14).....29 30 Town Centre Enhancement (Policy CHNDP 15)..... 30 32 Design in the Conservation Area (Policy CHNDP16).....34 35 List of Policies..... 35 36 Glossary of terms 40 41	Accuracy
3	Contents	6 Bat Sustenance Zones and Flyways.....24	Accuracy
4	1.5	It is anticipated that the Chudleigh NDP will have the same lifespan as the Teignbridge Local Plan which currently looks forward to 2033. However that plan is ... The Chudleigh NDP has the same end date as the Teignbridge Local Plan and spans from 2019 to 2033. However the Local Plan is under review ...	Examiner recommendation- clarity in plan period
6	2.3	The A38 by pass bypass , now part of the Devon Expressway....	Accuracy
5	1.7	This is the amended Submission version of the Chudleigh Neighbourhood Development Plan. It has been amended, after the public consultation (Reg 14) which ran from 21st January to 4th March 2019. After further consultation (Reg	Update to reflect plan progress to the referendum stage

		<p>16), it will be submitted for scrutiny by an independent examiner and if successful, subject to a local referendum.</p> <p>This is the final version of the Plan which has been examined and found to meet the Basic Conditions to proceed to referendum. The Plan has been amended after public consultation (Reg 14) which ran from 21st January to 4th March 2019 with additional modifications made by the plan examiner.</p>	
11	3.6	<p>.... and the District Council is being required to make provision for an estimated 777 760 dwellings per year (based on 2014 data) (as of September 2019), across the District..... That estimated figure is likely to change when it has been calculated in line with the 2018-2019 NPPF requirements</p>	Amended to reflect updated District housing requirement.
12	Policy CHNDP1	<p>Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any affordable housing permitted on land over and above that which has been allocated, usually referred to as ‘windfall sites’, shall be tailored to meet the needs of those local people who:</p> <ul style="list-style-type: none"> • are unable to afford open market housing or • wish to provide their own housing or • are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able. <p>Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any affordable housing permitted on land over and above that which has been allocated, shall be offered initially to people with a strong local connection as defined by the LPA in their Homechoice Policy and cascade down from the Primary to the Tertiary area as defined in the Homechoice Policy. This will apply to eligible people who:</p> <ul style="list-style-type: none"> • are unable to afford open market housing or • wish to provide their own affordable housing or • are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able. 	Examiner recommendation

		The specific needs shall be determined at the time of the application and the permitted housing shall be the subject of a legally binding agreement to ensure, as far as possible, that the dwellings provided are retained for the purposes originally intended and are only available to people with a strong local connection.	
13	Figure 3 Policies Map	Replace current Policies map with the map attached as appendix a to these modifications	Examiner recommendation
14	Policy CHNDP2	Proposals to expand the existing health facilities within the parish or provide new facilities, to meet the needs of the growing population, will, in principle , be supported in principle.	Avoid repetition
14	Policy CHNDP3	Subject to a longer term need being established, proposals to expand existing educational facilities in Chudleigh or to provide new facilities within the parish will, in principle , be supported in principle.	Avoid repetition
17	Policy CHNDP5	All new residential developments within the parish, including those developments which adopt an innovative design approach, shall be inspired by and reflect the traditional, historical characteristics of buildings in Chudleigh (as described in paragraph 3.15 of this Plan and the Conservation Area Management Plan 2012 (or subsequent revisions)). The above new developments must be designed with attractive spaces between buildings and be well integrated with earlier developments, taking every opportunity to enhance their surroundings (see also POLICY CHNDP12: SUSTAINABILITY) .	Examiner recommendation Ensuring plan doesn't prematurely age.
19	3.25	However when a development is proposed that will result in the permanent loss of a shop, a food outlet or a pub (uses within the Classes A1 1, A3, A4 and A5....	Accuracy
20	3.27	, in particular do not harm the town's landscape setting or w habitats and support the vitality ...	Accuracy
23	Policy CHNDP10	Nothing in this NDP shall permit development within the Parish of Chudleigh which might have a negative impact on the South Hams SAC or its qualifying features, directly or indirectly, along or in combination. Any development which might have a negative impact shall be the subject of an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.	Examiner recommendation
24	Figure 6	Figure 6 Bat Sustenance Zones and Flyways	Examiner recommendation

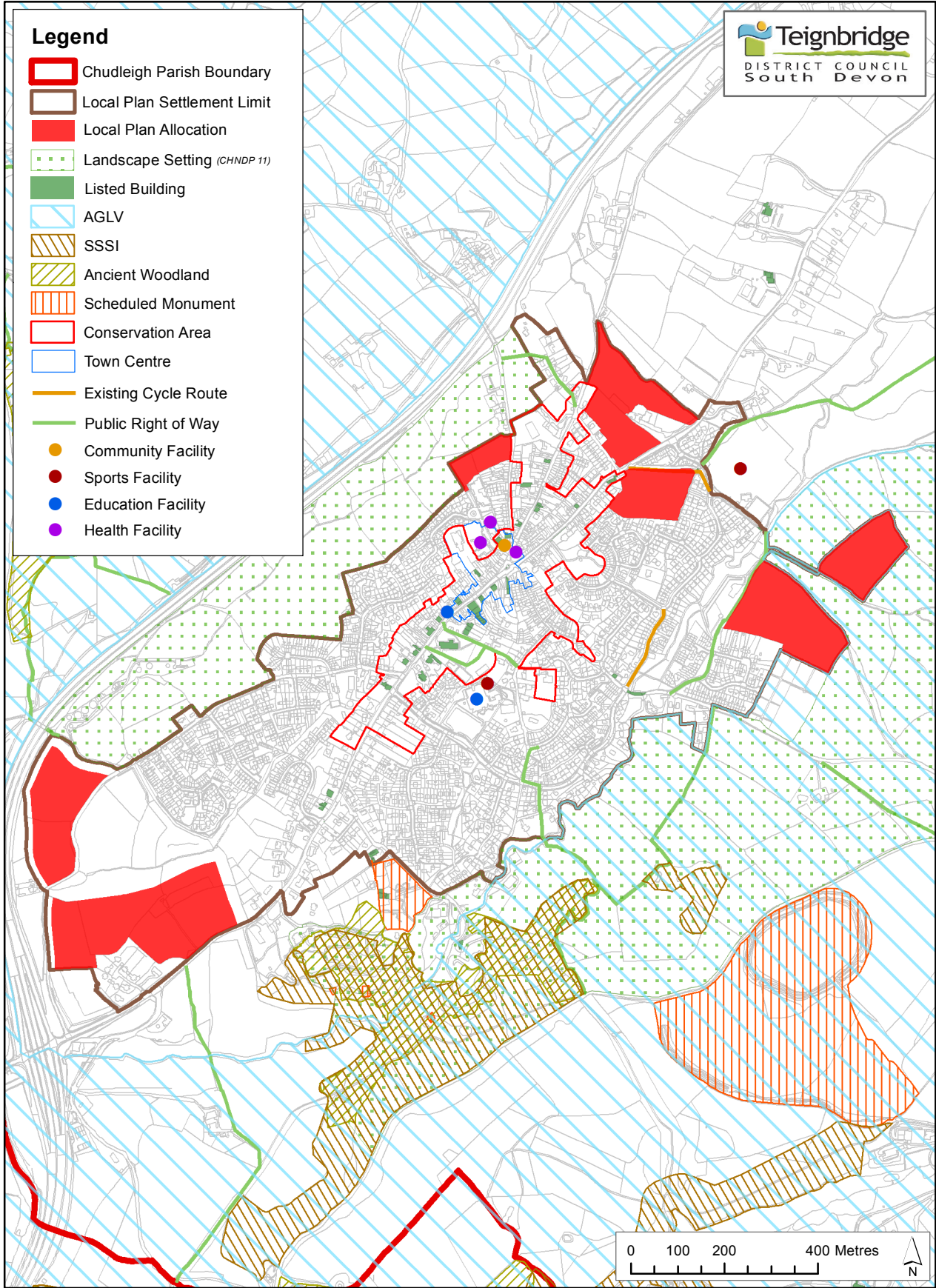
24	Figure 6	Replace the current Bat Sustenance Zones and Flyways map with map attached as appendix A to these modifications	Examiner recommendation Updated to reflect the most up-to-date guidance.
25	3.34 is within a designated 'Area of Great Landscape Value' (see figure 3)	Accuracy- Figure 3 no longer illustrates Areas of Great Landscape Value- as per Examiners recommendation
25	3.34 The quality of those areas and their contribution to the local landscape character depend on the fact that they are largely undeveloped and it is therefore considered that any future development within them should only be permitted if it can be shown that they do not detract from the landscape setting of Chudleigh to be in the public interest and can be accommodated without visual harm.	Accuracy to update supporting text to reflect amended policy CHNDP11
25	Policy CHNDP11	<p>The areas designated as landscape setting and referred to below, and shown in figure 7, contribute significantly to Chudleigh's valued historic landscape setting and sense of identity.</p> <ul style="list-style-type: none"> The land between the A38 and the north-western side of the town, designated in the Teignbridge Local Plan as Other Green Infrastructure. The land on the south-eastern side of the town, designated in the Teignbridge Local Plan as Other Green Infrastructure and Area of Great Landscape Value. <p>To conserve the visual integrity of these areas and the contribution they make to the setting of Chudleigh, any proposed developments within them will only be permitted if they can be shown to be in the public interest and will they do not detract from the quality of the areas and the landscape setting of Chudleigh.</p>	Examiner recommendation
30	3.42	... and petanque and there is no proposal that would lead to the loss of those facilities .-	Accuracy- delete additional full stop
32	Policy CHNDP15	The enhancement of the town centre (the area defined in figure 8) in accordance with an approved scheme that has been the subject of public consultation shall be implemented in stages and shall provide for (but not exclusively):	Examiner recommendation

		<ul style="list-style-type: none"> • The creation of a 'town square' to facilitate the greater use of the centre for outdoor activities, including the expansion of Chudleigh Market • An increase in the number of short-stay parking spaces, to enable quick shopping visits • Measures to enable the safer crossing of the roads, especially in the vicinity of the War Memorial • Measures to reduce the volume and speed of traffic through the centre • Features at either end of the defined area to demarcate the limits of the town centre • The undergrounding of the remaining overhead cables within the defined area • The replacement of the existing street lighting with lighting which is of a design more appropriate to the centre of a Conservation area • Other enhancements that may be identified as a result of further public consultation. 	
36	LIST OF POLICIES-CHNDP1	<p>Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any affordable housing permitted on land over and above that which has been allocated, usually referred to as 'windfall sites', shall be tailored to meet the needs of those local people who:</p> <ul style="list-style-type: none"> • are unable to afford open market housing or • wish to provide their own housing or • are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able. <p>Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any affordable housing permitted on land over and above that which has been allocated, shall be offered initially to people with a strong local connection as defined by the LPA in their Homechoice Policy and cascade down from the Primary to the Tertiary area as defined in the Homechoice Policy. This will apply to eligible people who:</p> <ul style="list-style-type: none"> • are unable to afford open market housing or 	Consequential amendment as a result of Examiners recommendation

		<ul style="list-style-type: none"> wish to provide their own affordable housing or are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able. <p>The specific needs shall be determined at the time of the application and the permitted housing shall be the subject of a legally binding agreement to ensure, as far as possible, that the dwellings provided are retained for the purposes originally intended and are only available to people with a strong local connection.</p>	
36	LIST OF POLICIES-CHNDP5	<p>All new residential developments within the parish, including those developments which adopt an innovative design approach, shall be inspired by and reflect the traditional, historical characteristics of buildings in Chudleigh (as described in paragraph 3.15 of this Plan and the Conservation Area Management Plan 2012 (or subsequent revisions)). The above new developments must be designed with attractive spaces between buildings and be well integrated with earlier developments, taking every opportunity to enhance their surroundings (see also POLICY CHNDP12: SUSTAINABILITY).</p>	Consequential amendment as a result of Examiners recommendation
37	LIST OF POLICIES-CHNDP10	<p>Nothing in this NDP shall permit development within the Parish of Chudleigh which might have a negative impact on the South Hams SAC or its qualifying features, directly or indirectly, along or in combination. Any development which might have a negative impact shall be the subject of an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.</p>	Consequential amendment as a result of Examiners recommendation
37	LIST OF POLICIES-CHNDP11	<p>The areas designated as landscape setting and referred to below, and shown in figure 7, contribute significantly to Chudleigh's valued historic landscape setting and sense of identity.</p> <ul style="list-style-type: none"> The land between the A38 and the north-western side of the town, designated in the Teignbridge Local Plan as Other Green Infrastructure. The land on the south-eastern side of the town, designated in the Teignbridge Local Plan as Other Green Infrastructure and Area of Great Landscape Value. 	Consequential amendment as a result of Examiners recommendation

		To conserve the visual integrity of these areas and the contribution they make to the setting of Chudleigh, any proposed developments within them will only be permitted if they can be shown to be in the public interest and will they do not detract from the quality of the areas and the landscape setting of Chudleigh.	
38	LIST OF POLICIES-CHNDP15	<p>The enhancement of the town centre (the area defined in figure 8) in accordance with an approved scheme that has been the subject of public consultation shall be implemented in stages and shall provide for (but not exclusively):</p> <ul style="list-style-type: none"> • The creation of a 'town square' to facilitate the greater use of the centre for outdoor activities, including the expansion of Chudleigh Market • An increase in the number of short-stay parking spaces, to enable quick shopping visits • Measures to enable the safer crossing of the roads, especially in the vicinity of the War Memorial • Measures to reduce the volume and speed of traffic through the centre • Features at either end of the defined area to demarcate the limits of the town centre • The undergrounding of the remaining overhead cables within the defined area • The replacement of the existing street lighting with lighting which is of a design more appropriate to the centre of a Conservation area <p>Other enhancements that may be identified as a result of further public consultation.</p>	Consequential amendment as a result of Examiners recommendation
39	Bottom of page	LIST OF APPENDICES and where to find them	Doesn't relate to appendices which appear on page 45.
40	Glossary of Terms-Affordable Housing	<p>.....</p> <p>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p>	Accuracy in the national definition of affordable housing.

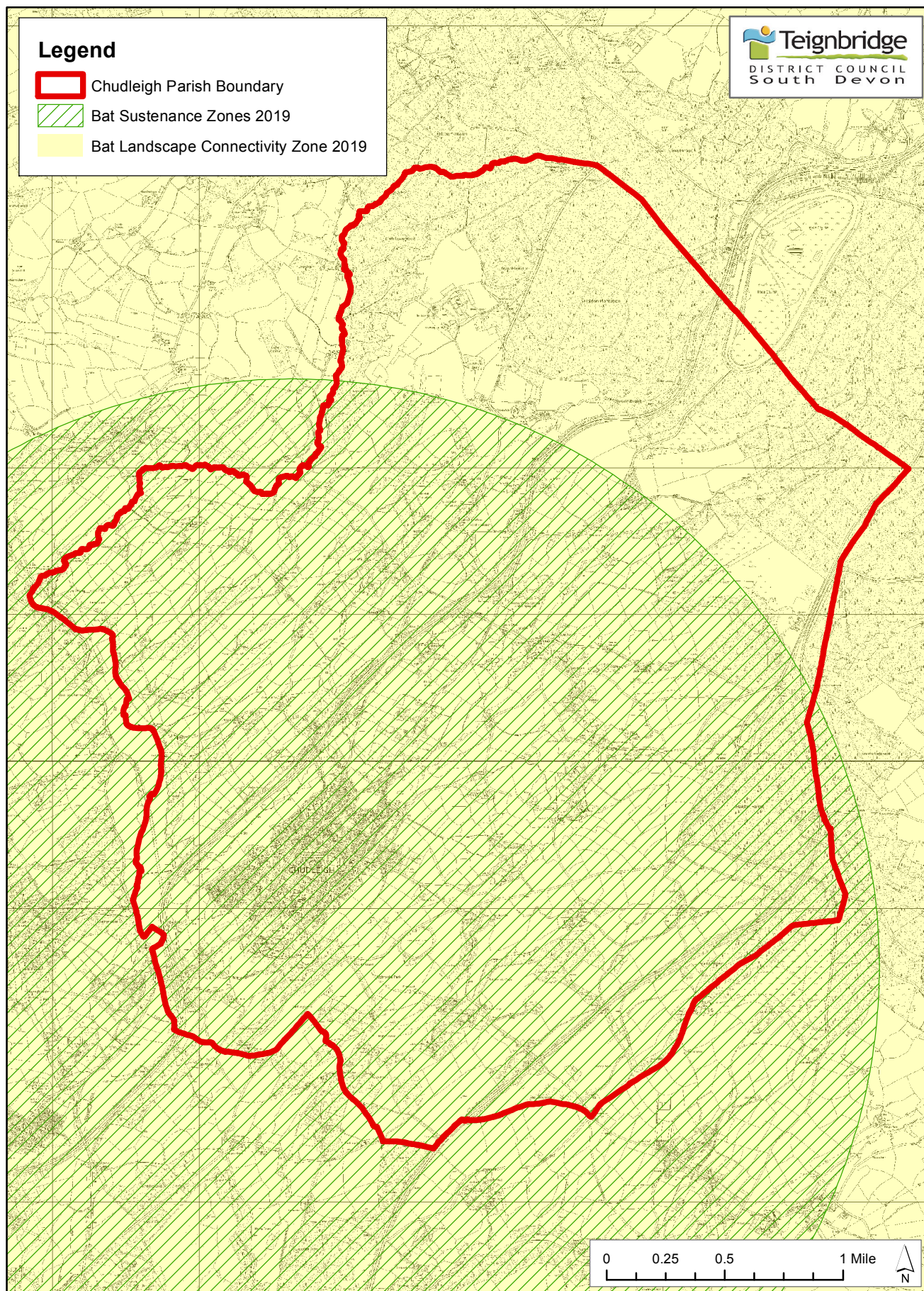
		Other Affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.	
43	National Planning Policy Framework (NPPF) table	The National Planning Policy Framework (revised in 2018 2019)	Accuracy- Updated to reflect the most up-to-date guidance.
45	Appendix List	Insert title at top of page- List of Appendices and where to find them	Clarity
45	Appendix List	4 Teignbridge Local Plan 2011-2033 2013-2033	Accuracy



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Policies Map

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Bat Sustenance Zones

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