

CHUDLEIGH NEIGHBOURHOOD DEVELOPMENT PLAN

Possible Subjects to be Covered by Policies in the Plan – Discussion Paper

Introduction

Building on the work already undertaken in preparing the Chudleigh Parish Plan and Chudleigh Community Masterplan, the neighbourhood planning process should identify the future development and investment priorities of the community and should translate those priorities into policies to be taken account of in future decisions relating to development and the allocation of financial resources. The policies can be very specific, for example identifying sites for particular community facilities, but are likely to be more useful and long-lasting if they are more 'broad brush', providing guidance rather than hard and fast rules.

Different groups and individuals will inevitably have different aspirations and one of the early jobs for the Neighbourhood Planning Team will be to decide on the priorities and how they might be expressed in policies. To start the discussion, the topics below have been identified as needing consideration. It is not an exclusive list and may well change significantly before the end of the process, particularly after the public consultations. However it could be the basis for a number of 'start and finish' working groups, each with the job of investigating one of the topics in depth and reporting back to the Neighbourhood Planning Team and/or the Town Enhancement Committee.

It is anticipated that the final plan will contain a relatively small number of policies. Exminster's NDP, for example, contains only four broad-brush policies and was approved, through the referendum (the final step in the process), by 95% of those voting. That demonstrates the importance of the public consultations. If they are thorough, and are fully taken account of, then the policies should be non-controversial and the plan should be approved by the community.

Discussion Topics

1 There is a general consensus that the parish needs a new, larger and accessible community hall, but where should it be located, how big does it need to be and should it be part of a larger complex to include, for example :

- offices for the town council staff
- meeting rooms
- a council chamber
- offices for the police
- the library?

2 If a new community centre is established, incorporating all or most of the above, what should then happen to the town hall/ Woodway Room complex? Should the buildings be used for the provision of pre-school facilities? Should they be converted into offices or apartments? Would a combination of those uses be possible?

3 There is also a general consensus that the sports centre and grounds should be expanded to provide for a wider selection of activities, but should that expansion take place at the existing location or elsewhere and what range and size of facilities are needed?

4 Discussions need to take place with the County Council to determine the future educational needs of the parish. What level of pre-school provision is required and where should it be (see 2, above)? Is there a clear need for a new Primary School? When will it be needed, how big should it be and what is the best location? When will a further secondary school be needed, what area will it serve and where should it be located?

5 There appears to be a demand for a green burial site. How strong is that demand? Is there any guidance on the size of such a facility? If it is a priority, what are the options for its location?

6 The town's medical facilities appear to be over-stretched. Is there a need to expand the existing practices or is there a need for a third practice? Given the current state of NHS finances, is anything possible?

7 The current Local Plan looks ahead to 2033, but TDC is required to maintain a five-year supply of development land and will need to review the Local Plan before the end date, rolling it forward to beyond 2033. Should we therefore be looking at options for residential and commercial development beyond existing allocations? Should there be specific policies relating to the provision of land for self-build projects? Is it possible to identify a level of need for homes designed to satisfy the requirements of the more elderly?

8 Is there a need for a policy or policies relating to the design of new buildings, the protection of the countryside and wildlife and the protection of the 'heritage assets' within the parish?

9 Can the plan help to establish a process whereby the green infrastructure, identified in the Local Plan, is brought into public ownership, with the necessary funding to ensure its proper management?

10 Is there a need for more parking areas in the town? A representative of one nearby parish has expressed the view that there is a shortage of on-street parking for those wishing to make a quick purchase. A small number of additional spaces will be provided as part of the shared space scheme. Is there any need for more on-street parking and is it desirable? Is there any possibility of providing an additional public car park and should there be spaces for the exclusive use of residents? Should the first half hour of parking be free?

