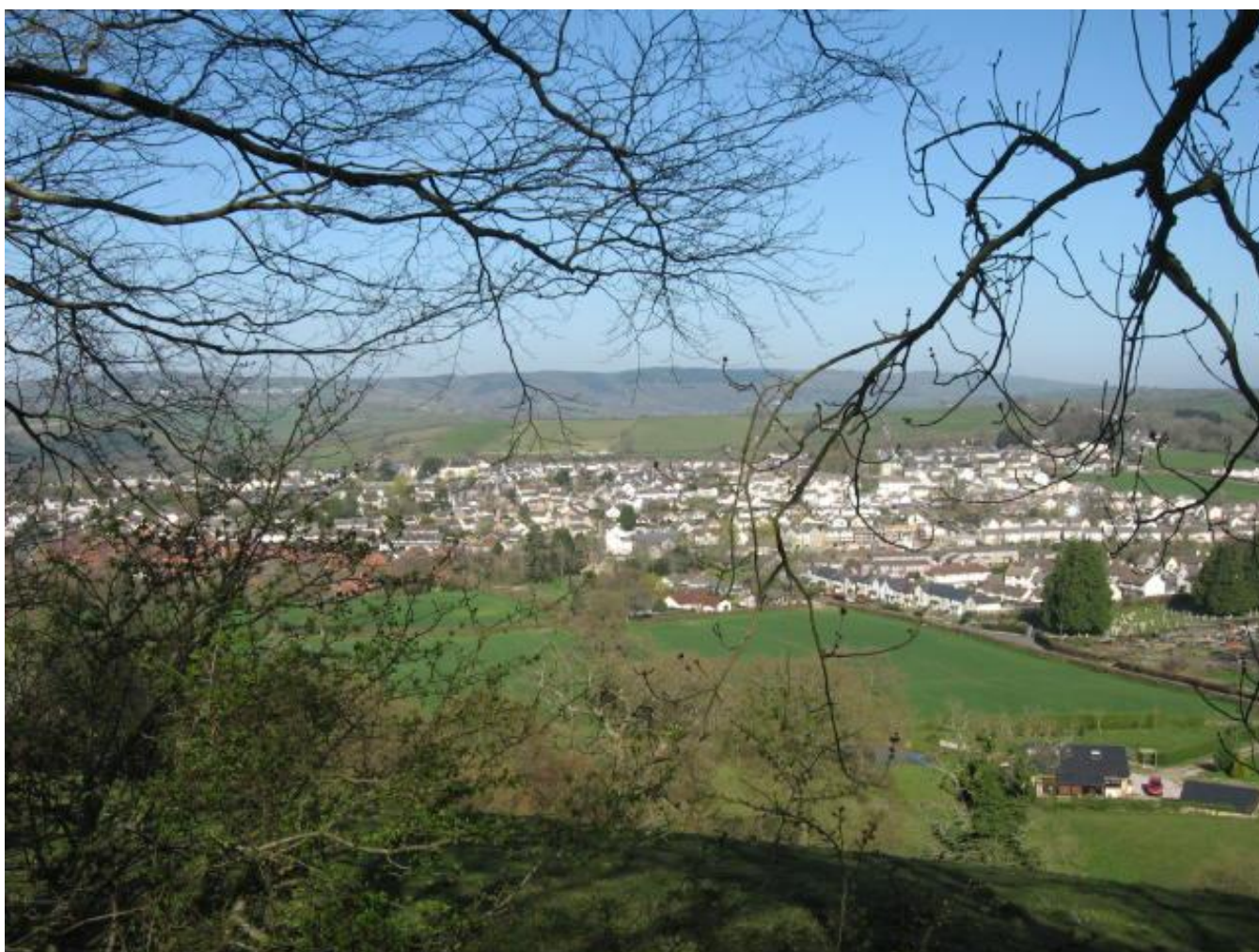


Chudleigh Neighbourhood Development Plan Consultation Statement May 2019



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Background

Chudleigh is an historic market town whose charter was granted in 1309. A traditional Devon town, its commercial history encompasses farming, cider making, wool cloth production, spinning and fulling, grinding mills and quarrying.

Chudleigh is located on what was the main coaching route from Plymouth to London. It was a ribbon development sitting on raised land, but nestling amongst the southern folds of the Haldon Hills and bounded by the “Ugbrooke Ridge” to the east. To the west may be viewed the early rising towards Dartmoor with the Bovey Basin clay fields to the far south.

Housing development over the past two decades has impacted the community as a whole. Firstly in terms of the built environment now encroaching the flood plains of the Kate Brook (to the east), and secondly the community infrastructure is beginning to creak under the strain of a forecast increase of the population by some 22% up to 2030.

The Chudleigh Town Council has a wealth of experience of consulting with residents evidenced by the production of the Parish Plan in 2008 and the Community Masterplan in 2011. The NDP is seen as a natural extension to the continued engagement with residents with the ensuing developmental benefits this insight brings.



Consultation

Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out what a consultation statement should contain:-

- Details of persons and bodies who were consulted about the proposed NDP
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons (organisations/stakeholders) consulted
- Describes how these issues and concerns have been considered and, where relevant, addressed in the in the proposed Neighbourhood Development Plan.

Purpose of the Report

This report considers, chronologically, the various processes and stages associated with producing the Chudleigh Neighbourhood Development Plan. It further analyses and presents the response to the neighbourhood development plan through consultation both within the Parish of Chudleigh and from wider responses during the consultation process.

Chudleigh NDP the Beginnings - September 2015

CHUDLEIGH TOWN COUNCIL
Minutes Full Council Meeting
5th September 2015 7pm Town Hall

23) Neighbourhood Planning: Resolution: "The Town Council agrees that a working group should be implemented, under the auspices of the Town Enhancement Committee, to produce a Neighbourhood Development Plan for the Parish. The final decision on content and whether to adopt the plan will rest with the Full Council" The resolution was unanimously agreed. Proposed by Councillor McFarlane and seconded by Councillor McCormick

The inception of the Chudleigh NDP was at the Full Council Meeting on 5th September 2015.

Minute 23 will be found here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/644/fc%20min%205%20september%2016.pdf>



From Full Council to Town Enhancement Committee

The Town Enhancement Committee was tasked to drive the Chudleigh NDP project.

Cllr Mike Underwood, Chair of TEC and Graham Wall, Vice Chair, took the mantle to lead on the project, the TEC becoming the NDP Steering Committee. Core members of the team would be required to initiate the project, followed by a wide representative body from the community to ensure a broad spectrum of views.

Minute 11 will be found here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/616/tec%20min%2018%20august%202016.pdf>

CHUDLEIGH TOWN COUNCIL
Minutes TEC Meeting
18th August 2016 7pm Town Hall

11) Neighbourhood Plan sub-committee membership:

There was broad agreement of the need to make the membership of the team as wide-ranging and representative of the community as possible. It was agreed that Graham Wall would head the team. The Clerk was asked to find a date when the rest centre was available to host a meeting to which those wishing to become involved in producing the NP would attend (**Action point 1**) Graham Wall had already started to compile a list of potential participants to invite to the meeting. (**Action point 2**). Councillor Underwood said he would compile a list of community group contacts whom would also be invited to attend (**Action point 3**).

First Consultations - September 2016

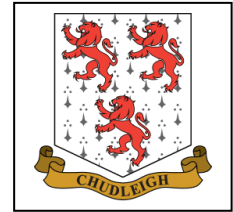
The purpose of this stage of the community engagement programme was to:

- Share the neighbourhood plan purpose and its process with organisations and other interested parties within the community
- Disseminate information of the NDP to the wider community through these organisations
- Form a framework of the aims and objectives and policies to be developed
- Encourage volunteer community leaders to test, research and validate these early policy ideas
- To define then share through the organisations and the parish magazines, a set of draft policies that were felt to achieve the agreed neighbourhood planning aims and objectives
- To enable the community to have a say on, and take ownership for, the vision, objectives, purpose and content of the neighbourhood plan

Chudleigh Clubs and Organisations

Amateur Dramatic Societies	Community Project	Little Eagles	Scouts & Explorers
Amenity Society	Constitutional Club	Toddler Group	Sew n Sew
Badminton	Create with Clay	Little Pumas	Short Tennis
Badminton Club	Cricket	Lord Clifford	Slimming World
Baptist Church	Daisy Chain pre School	Loose Cannons	Spin Knit
Beavers & Cub Scouts	Devon Orienteering	Mothers Union	St John Ambulance
Bell Ringers	Diners Club Ectodermal	Netball - Chudleigh Cannons	Sue Bolt
Belly Dancing	Dysplasia	P.A.U.L.Y	Taekwondo
Bowls Club	F.I.S.H.	Parish Church	Tai Chi
Brownies	Film Society	Patchwork & Quilting Group	Teign Valley Dance Academy
Business Guild	Fitness Trainers	Pensioners	Tunes for Toddlers
Carnival	(potential)Folk Dance	Pétanque	Twinning Association
Cats Protection	Folk Music	Pilates	UK Get Active
Chudleigh Artists	Football	Playgroup	United Charities
Chudleigh Chess Club	Friends of Chudleigh	RJC Drop in Clinic	Villages in Action
Chudleigh United	Library	Rainbows	Whist
Charities	Guides	Rising Fives	Women's Institute
Chudleigh Pre School	History Group	Rotary Club	Writers Circle
Community Choir	Karate Academy	Rotters	Yoga
	Knit and Natter	Royal British Legion	Youth Centre
		School of Dance	

***Chudleigh Town Council
Market Way
Chudleigh TQ13 0HL***



Invitation

Chudleigh Town Council is embarking on the preparation of a Neighbourhood Development Plan (NDP)

An NDP is prepared under the provisions of the Localism Act of 2011. It is prepared at the Parish level with the aim of reflecting the needs and aspirations of the community. The Chudleigh NDP will build on the work already undertaken in the production of the Chudleigh Community Masterplan and will look beyond 2033, the end date of the current Teignbridge District Council Local Plan. The NDP will be the subject of a public examination, chaired by an examiner appointed by TDC, to ensure that it meets the necessary standards, complies with the legislation and conforms to national and local policy. If the examiner finds it acceptable, then a referendum will be organised by TDC. If more than 50% of those parishioners voting accept the plan then it will become a legal document, part of the statutory development plan, providing a framework for future development in our town.

For the NDP to be meaningful, and truly reflect the input of Chudleigh residents, the town council has formed a steering group to manage the project.

A major step will be to consult with as many Chudleigh organisations and groups as possible and from these consultations form “working parties” to look specifically at issues, concerns and ideas for the future and help define forward looking policies.

The Chudleigh Town Council steering group, (the Town Enhancement Committee, chaired by Cllr Mike Underwood) and the Neighbourhood Development Planning Team, under the chairmanship of Graham Wall, invite representatives from your organisation to learn about NDP’s and to join with us in steering the future of our vibrant community.

**September 29th 2016
Town Hall Rest Centre
7pm**

We look forward to seeing you.
RSVP either Graham on 852572 or Mike on 852774 or email

ganda.wall@btinternet.com

michael@mikeandjoy.co.uk

First Consultation (Invitation) Responses and Outcomes - October 2016

Over 30 representatives from clubs and organisations attended the first and subsequent meetings to discuss and hone the parameters of the NDP. Given that many residents serve in many different organisations the attendance was very satisfactory.

Emerging “policies” were distilled into five subject areas in the knowledge that they could be further expanded as the NDP consultations extended over time.

- Indoor Community Facilities
- Outdoor Community Facilities
- New Development (Housing and Employment).
- Access and Communications
- The Natural Environment

Meeting notes will be found here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/719/note%20of%20meeting%20of%20ndp%20team%2021%20oct%202016.pdf>

It was further decided to “brand” the NDP process with the logo

“Our Chudleigh”

Subsequent Meetings Expanded the October 2016 “First Cut” to Include Vision, Aims and Objectives:-

Policy areas increased from five to seven.

Vision – What we are and what do we want to become?

We want Chudleigh to be “a place where current generations have access to homes, jobs and community facilities that they need in order to thrive”.

Broad Goals

1. **Housing:** New housing within and on the edges of the town will, first and foremost, be designed to meet the needs of the local population.
2. **Education:** The existing education opportunities within the town will be maintained and when necessary, enhanced.
3. **The local economy:** The economy of Chudleigh will be stimulated.
4. **Getting around:** The local transport infrastructure and road safety will be improved.
5. **Community facilities:** The existing facilities within the town will be maintained and enhanced.
6. **The character of the town:** The strong historical and architectural character of Chudleigh will be conserved and enhanced.
7. **The local environment and landscape setting:** The environment of Chudleigh and the surrounding area (its landscape setting) will be protected and improved.

Objectives – How the goals are to be achieved.

These aims will be achieved by:

1. Housing

- requiring the provision of housing that is affordable for all ages and abilities;
- making special provision for the elderly, redressing the current imbalance;
- ensuring that there is a better balance between the provision of housing and employment opportunities;
- securing the highest standards of environmental performance through measures including energy and water efficiency and renewable energy installations.

2. Education

- enabling the provision of more pre-school facilities;
- ensuring that land is available, in an appropriate location, for the construction of a second primary school;
- investigating the potential for a new secondary school to meet the needs of the wider area.

3. Local Economy

- the promotion and marketing of the town, emphasising its unique location and special qualities;
- finding ways to provide more local employment opportunities, especially through attracting new employers and identifying sites for commercial development;
- encouraging existing shops, offices, catering establishments and other businesses within the town centre to raise their profile by improving their premises and the services they offer.

4. Getting Around

- giving pedestrians and cyclists greater priority with safer, more direct routes and through the implementation of an “enhanced” scheme within the town centre;
- providing better public transport to and from the surrounding areas, Plymouth, Exeter and Newton Abbot, especially at peak travel times;
- establishing a community-based car sharing scheme to increase car occupancy of commuting residents and reduce traffic in the town during peak periods;
- improving and reorganising the local road network in ways which reduce traffic speeds and eliminate through traffic;
- alternative management of car parking, reducing the amount of on-street parking outside the town centre, restricting on-street parking in certain areas to residents only, reserving part of the public car park for use by residents only and ensuring that
- all new developments make adequate provision for residents’ on-site parking.

5. Community Facilities

- investing in further improvements to the Town Hall, possibly including a new building to house a permanent heritage and information centre;
- providing better indoor and outdoor leisure facilities, possibly in connection with the building of a second primary school;
- either retaining the existing sports centre or establishing a new and more extensive facility in an accessible location;
- encouraging the provision of new entertainment and cultural facilities

6. Character of the Town

- removing the overhead cables, and their supporting poles, within the Conservation Area;
- implementing a new street lighting scheme which respects the character of the Conservation Area;
- reviewing the need for all road signs within the town, removing those that are unnecessary and, where required, amending others;
- creating a pedestrian-friendly 'civic space' with an improved setting for the War Memorial;
- repaving the footways within the town centre, in connection with the "enhanced" scheme and installing locally distinctive street furniture;
- promoting and implementing higher design standards and encouraging property owners to maintain and improve their buildings, if necessary through a grant aid scheme;
- enforcing planning controls, especially within the Conservation Area through the implementation of the Chudleigh Conservation Area Management Plan

7. Local Environment and Landscape Setting

- adding to the green spaces and walking routes in and around the town;
- ensuring that the existing views of the countryside from within and towards the town are respected;
- ensuring that the landscape setting of the town, in particular its 'ridgetop' location, is respected by any future development proposals;
- ensuring that the unique habitats for species such as the Greater Horseshoe Bat are conserved and promoted as an asset;
- reducing traffic noise from the A38 through the establishment of an effective landscaped sound buffer;
- encouraging the production and sale of more local produce;
- establishing more and better recycling facilities;
- promoting the development and use of renewable energy resources.

Have Your Say

The policy objectives were expanded and tested at a public event.

Organising the Consultation Event/Exhibition

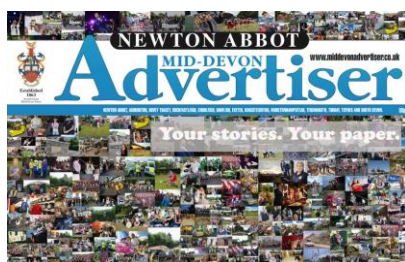
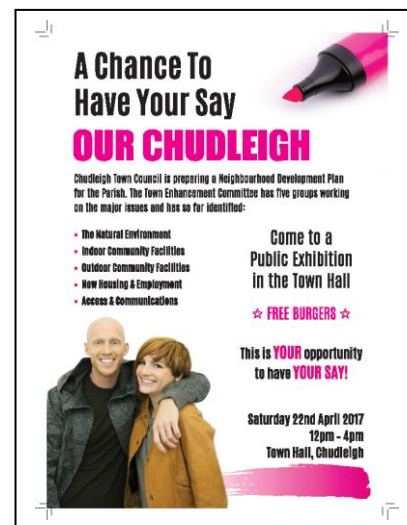
The responsibility for organising the consultation was undertaken by members of the Town Enhancement Committee and the NDP Team.

A successful tool for encouraging maximum attendance at a public events in the past has been to offer an incentive. The Team decided upon a “free BBQ” which could only be enjoyed by obtaining a meal ticket in the Town Hall having attended the exhibition itself!

A5 flyers were hand delivered to all homes together with A4 and A3 posters strategically placed around Chudleigh.

Invitations were mailed or hand delivered to businesses, landowners and farmers to ensure wide attendance and input at this crucial stage.

All organisations were encouraged to email the flyers to their respective membership contact lists. Posters were published in parish magazines.



Chudleigh News

Parish Magazine for Chudleigh, Chudleigh Knighton & Trusham

June 2017 80p

DIARY

(all events in Chudleigh Parish Church unless otherwise stated)

JUNE

1 Thur 9.15am Time of prayer
8.00am Holy Communion

4 Sun PENTECOST (WHIT SUNDAY)

9.15am Family Service; Chudleigh Knighton
9.30am Wake up to Worship! A service in a modern style
10.00am Holy Communion; Trusham
11.00am Morning Prayer

8 Thur **General Election** (Polling Stations open from 7.00am to 10.00pm)
9.15am Time of prayer
10 Sat 8.00am Prayer breakfast
8.30am Hour of prayer and meditation

11 Sun TRINITY SUNDAY

8.00am Holy Communion
9.15am Holy Communion; Chudleigh Knighton
9.30am Wake up to Worship! A service in a modern style
10.00am Holy Communion; Trusham
11.00am Parish Communion
6.00pm Evensong
15 Thur 9.15am Time of prayer
17 Sat 8.30am Mens' Breakfast: Speaker John Randall
Claycutter Arms, Chudleigh Knighton
7.30pm Dunsford Singers: Music for a Summer Evening (Adults £7, Children £3)

18 Sun FIRST SUNDAY AFTER TRINITY

8.00am Holy Communion
9.15am Family Service; Chudleigh Knighton

9.30am Wake up to Worship! A service in a modern style
11.00am Morning Prayer & Baptism of Isla Rose Shimmell
6.00pm Songs of Praise; Trusham
22 Thur 9.15am Time of prayer
24 Sat 3.30pm Messy Church – "Life is messy, church can be too!"

25 Sun SECOND SUNDAY AFTER TRINITY

8.00am Holy Communion; Chudleigh Knighton
9.15am Wake up to Worship! A service in a modern style
10.00am All Age Worship; Trusham
11.00am Parish Communion
6.30pm Evening Service; Bovey Tracey Methodist Church
29 Thur 9.15am Time of prayer
1 Sat 2.00pm Wedding of Louis Dickinson & Laura Lupton

2 Sun THIRD SUNDAY AFTER TRINITY

8.00am Holy Communion
10.00am Holy Communion; Trusham
10.30am Community Celebration for Chudfest; Playpark Marquee
Opening of Arts & Crafts Exhibition (Cream Teas 2.30-5.30pm)
6.00pm Special Memorial Service – for anyone who has lost a loved one, recently or at any time past; Chudleigh Knighton

When	Where	Time	Subject	Contact	
Tuesday	Tuesdays	17 Giebellands	7.45pm	Peter's Letters & Jude	Rob Cowley 852779

The view expressed in Chudleigh News does not necessarily reflect those of the Editor or Chudleigh Parish Church

If you wish to receive your own copy of Chudleigh News, including the directory of useful names and addresses, please e-mail: chudleighnews@gmail.com

Second Consultation Posters

Exhibition 22nd April 2017 Chudleigh Town Hall 12 noon – 4pm

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH



What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan (NDP) is a fairly new part of the planning system, originating in the Localism Act of 2011. It is a way of helping a local community to influence and guide future development in its area and has an additional financial benefit.

With an approved NDP in place, the Town Council would receive a bigger proportion of the money which developers are now required to contribute towards local services and facilities (the Community Infrastructure Levy) : 25% rather than 15%.

An approved and adopted Neighbourhood Development Plan is part of the statutory development plan (along with, principally, the District Council's Local Plan and the County Council's Minerals Plan) and must be taken account of in making decisions on all planning applications.

To ensure that the Plan meets all legal requirements and complies with the Local Plan strategy, as well as national planning guidance, it has to be the subject of an independent examination. If the examination concludes that the Plan is legally acceptable then it proceeds to the final stage of the process : a local referendum. A majority of those voting must support the Plan if it is to be formally adopted.



Some examples of what a Neighbourhood Development Plan can do

- Allocate land for development including housing, employment development and community facilities
- Specify design requirements for developments
- Safeguard community and recreational facilities
- Revise settlement limits
- Make provision for affordable housing to meet local needs
- Identify and protect green areas which are of particular importance to the community
- Promote renewable energy schemes.


Some of the things a Neighbourhood Development Plan cannot deal with

- Speed limits
- Dog fouling
- Litter
- Bus services
- Parking controls

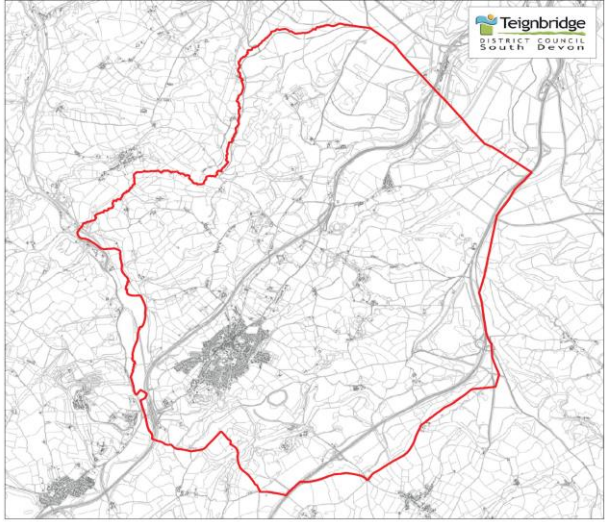


Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH




Where do you live?



Chudleigh - Parish Boundary

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A3 posters re-affirming the Chudleigh Community knowledge of Neighbourhood Plans, why Chudleigh needs one, and the current range of policy ideas expressed.

All posters kindly printed by TDC

Visitors to the exhibition are invited to stick a pin into the map showing where they live. This gives an indication of the NDP information penetration and spread.

Copies of the posters will be found here:-

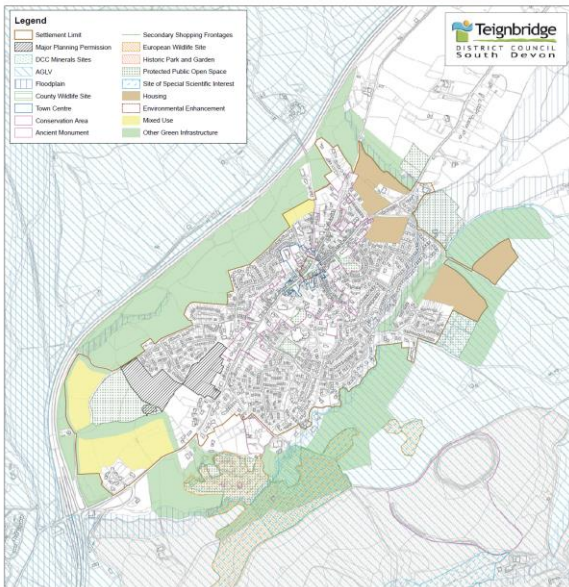
<http://www.chudleigh-tc.gov.uk/usercontent/doc/1527/posters%20our%20chudleigh%20exhibition%2022nd%20april%202017.pdf>

The idea behind the second consultation exhibition was to “flow” visitors through a natural progression of information regarding Chudleigh facets and its environs, leading them to full participation and focused thought into possible policies for the NDP.

“What are your ideas and thoughts for the future of Chudleigh? Do these initial policy ideas (on the posters) capture your imagination and reflect your thoughts?”

Please use the sticky notes!

OUR CHUDLEIGH



Chudleigh - Local Plan Allocations

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OUR CHUDLEIGH



Chudleigh - Conservation Area

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OUR CHUDLEIGH

Draft Vision and Objectives

A Vision for Chudleigh

Chudleigh shall retain its distinctive character, resulting from its unique location and thousand year history, while providing for the needs of current and future generations in an environmentally sustainable manner, giving them access to a wide variety of well designed housing, excellent health and education facilities and improved community and leisure facilities. The town centre shall become a safer and more attractive place in which to live, work and shop.

Objectives

Housing : to ensure that new housing, over and above that which has been allowed for in the Local Plan, is tailored to meet the needs of those local people :

- who are unable to afford open market housing or
- who wish to provide their own housing or
- who are unable to find housing that is designed to meet their specific needs.

Employment and the Local Economy : to safeguard the most valued existing employment land so that a vibrant and more locally focused economy can be developed, with less need for commuting.

The Natural Environment and Landscape Setting : to protect and celebrate the local wildlife, and its habitats, and Chudleigh's location at the foot of the Haldon Hills and within one of the most picturesque parts of the Teign Valley.

Indoor Community Facilities : to meet the anticipated needs of the growing population, new indoor spaces shall be provided and existing facilities improved to ensure that there is adequate provision to accommodate education, sport and drama and to allow them to blossom.

Outdoor Community Facilities : to meet the current and anticipated demand for outdoor activity, existing sports facilities shall be enhanced and new facilities, including links to the area's growing cycleway network, shall be provided.

The Town Centre and Conservation Area : to protect and enhance the town centre and the wider Conservation Area through the implementation of the agreed town centre improvements and the application of high standards of design in all new developments and other works.



Some posters were purely for information and provided background about the Chudleigh Community.

Other posters led the visitor into thinking about the NDP and how "they" saw the town developing into the future years.

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

Questions about the Draft Vision and Objectives

1. Do you think that the vision for the future of Chudleigh is the right one or have we missed something important?
2. Do you think that the objectives are right and achievable?

Please make your comments on post-it notes and attach below.

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

What we already know about indoor facilities

1. There are more than 70 community groups operating in Chudleigh.
2. These groups undertake a range of activities covering sport and exercise, arts and crafts, theatre, performance and film, music, children's activities, various meetings and others.
3. There are several community venues, including the Parish Church, Scout Headquarters, Youth Centre, Town Hall and School Hall.
4. Many of the venues are fully booked by regular hirers.
5. It is difficult for new, and some existing, groups to meet.
6. There is no venue with a large, permanent stage or lighting.
7. There are not many small meeting rooms.
8. There is a shortage of good quality catering facilities.
9. Several existing venues are in need of a "make-over".



Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

Questions about indoor facilities

1. Which of the following indoor facilities have you or your family used: the Town Hall, including the Woodwork Room, Rest Centre and School room; the pub; the church; the school or community hall; the Constitutional Club; the youth centre; the scout headquarters; the library; or any others?
2. Do you think these facilities could be improved and, if so, how?
3. Do we need other indoor facilities in Chudleigh? If so, what do you think is needed and where do you think it should be located?
4. Is there anything else we should be considering in relation to indoor facilities?


Please make your comments on post-it notes and attach below.

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

What we already know about outdoor facilities

1. The sports centre provides facilities for football, cricket, pétanque and bowls. However Chudleigh hockey club has to play elsewhere.
2. Chudleigh has no community tennis courts. Players travel to other towns.
3. Chudleigh has no outdoor community football courts. Players travel to other towns.
4. Chudleigh has no archery ranges.
5. Chudleigh has no "all weather" pitches.
6. The sports centre is on land leased from the Upbrooke Estate. To accommodate housing development (O2) in the future, with a possible re-letting, is under discussion.
7. The new skate park, updated children's play area and multi-use games area (MUGA) are all well used.
8. Adult exercise equipment is planned adjacent to the skate park.
9. Chudleigh is located between the developing cycle network to the south-west and the facilities at Haldon Forest Park. Linking those facilities via the town should be considered.



Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

Questions about outdoor facilities

1. What outdoor sport or physical activities do you or your family undertake in Chudleigh?
2. Do you think that the facilities you use are adequate?
3. What outdoor sport or physical activities do you or your family undertake outside Chudleigh?
4. What additional outdoor facilities would you like to see provided in the parish?
5. Which of the following outdoor sport or recreational facilities do you or your family use: the sports centre, the skate park, the multi-use games area of Fore Street play park, the children's play area of Fore Street play area or The Gardens, the children's play area of Culver Green, the children's play area of The Gardens, the children's play area of Baker Meadow?
6. Do you think these facilities are adequate? If not, how do you think they could be improved?
7. Is there anything else we should be considering in relation to outdoor facilities?


Please make your comments on post-it notes and attach below.

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

What we already know about the natural environment

1. Chudleigh is an ancient settlement sitting next to a limestone ridge extending from the east Haldon headlands to the river Trign.
2. The fact that open countryside can be seen from the roads and alleyways between the houses is valued greatly by the residents.
3. Many families, friends, dog walkers and walking groups use the network of footpaths and sheep lanes showing how important these are.
4. The green open spaces and play areas are well used and appreciated. They are important as green lungs but could be improved as havens for wildlife.
5. Within the parish there are four Sites of Special Scientific Interest and 15 County Wildlife sites reflecting the importance of Chudleigh as a biodiverse landscape. Protected species such as Peregrine Falcons, Otters and Dormice are found within the parish, as are a range of orchids and lichens.
6. Chudleigh Rocks and caves form part of a Special Area of Conservation for Greater Horseshoe Bats, providing an international level of protection and demonstrating the importance of Chudleigh as a natural root. The area is also host to another 12 species of bat.
7. There has been substantial flooding of the lake brook in 2008, 2012, 2014 and 2016. Set against a background of climate change, there is consideration of measures that could be taken to prevent this sort of problem in the future.



Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

Questions about the natural environment

1. Do you value open country on your doorstep? If so, what in particular do you value?
2. Do you think that we should do more to protect our local wildlife habitats? If so, what extra things do you think should be done to achieve this?
3. Do you think that we should consider climate change when planning for the future of Chudleigh? If so, what particular factors should be considered?
4. Is there anything else we should be considering in relation to the natural environment?


Please make your comments on post-it notes and attach below.

Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

What we already know about housing and employment

1. At the time of the 2011 census the population of Chudleigh parish was approaching 4500.
2. It is estimated that the land allocated for housing in the Teignbridge Local Plan will allow up to 435 new dwellings to be built, which will result in an estimated population increase of more than 1000.
3. In May 2016 there were 60 on the waiting list for social housing and eight on the list for 'Help to Buy'.
4. There are currently 27 requests for self-build plots in Chudleigh, but the majority are not from Chudleigh residents.
5. In the current Local Plan period (since April 2014), 7 (seven) affordable homes have been completed in Chudleigh. During this period, of the 270 homes permitted, 50 are affordable homes, equating to 19% affordable housing.
6. It is estimated that the land currently available for housing in Teignbridge is sufficient for the next 8.36 years.
7. The industrial/commercial units at the south-western end of the town, adjacent to the A30, are fully occupied.
8. There is planning permission for a further commercial development as part of the mixed use development on land beyond Rocklands.
9. The new unit adjacent to the Harcombe Cross filling station is due to be occupied by a business which is relocating from Exeter.
10. There are a considerable number of people employed in Chudleigh's retail and service businesses.



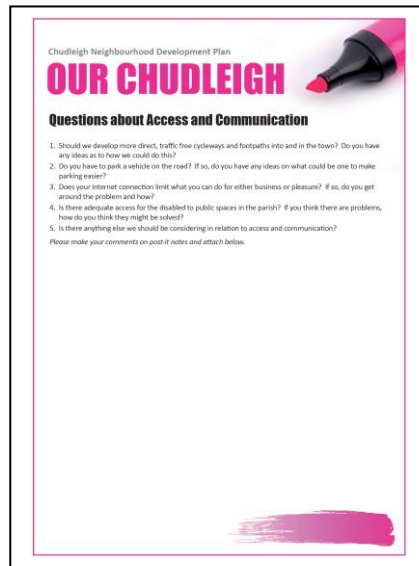
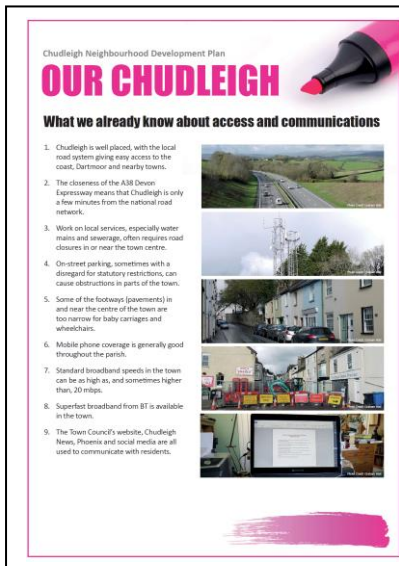
Chudleigh Neighbourhood Development Plan

OUR CHUDLEIGH

Questions about housing and employment developments

1. Should we concentrate on meeting the housing needs of local people? If so, what do you think those needs are and how do you think they can be met?
2. Can you say where you think new houses should or should not be built?
3. Is it important that the design of new buildings reflects the existing traditional styles within the town?
4. Should we give preference to buildings that are designed to be more sustainable, ie with a low 'carbon footprint'? If so, how do you think that can be achieved?
5. Do we need more developments in Chudleigh that result in employment opportunities? If so, what type of development do you think is needed and where should it be located?
6. Is there anything else we should be considering in relation to housing and employment?

Please make your comments on post-it notes and attach below.



The exhibition posters were designed to provide an overview of the draft vision and objective and then invite comment.



Interest in the exhibition across the age range and genders

Second Consultation - 22nd April 2017 Outcomes and analysis

Over 900 sticky notes were collected, the comments from which collated into an early format prior to final analysis.

GENERAL COMMENTS

- ✓ This is so much to absorb - great idea - could it be up for longer next time?
- ✓ Do not allow the back road from Oldway to be closed. Oldway area needs an extra access road.
- ✓ More smooth roads and less pot holes.
- ✓ Travelling by car through the town is a truly awful experience at busy times.
- ✓ Keep Oldway open, even if a section has to have a priority section.
- ✓ Change priority at Market Way / Old Exeter Street junction to favour Market Way traffic.
- ✓ The current roadworks in the town centre suggest a better traffic flow would be priority to/from the car park, with traffic waiting or giving way at the pet shop.

INTERNET, RADIO, TV & MOBILE PHONES

- ✓ Need 4G phone coverage.
- ✓ Mobile coverage is poor.
- ✓ Poor mobile coverage in Culver Green. No 3G let alone 4G.
- ✓ Slow Internet and poor tv signal.
- ✓ My Internet connection is painfully slow (Sky broadband). 20mbps is now not fast enough > 25mbps for 4K tv.
- ✓ Broadband speed outside town centre very slow.
- ✓ Broadband to rural outskirts is very poor and needs improvement.
- ✓ DAB radio (reception) is poor.
- ✓ Restricted Freeview TV for some areas of Chudleigh, especially those using relay station on top of the hill (Tower hill).
- ✓ I live in an area where there are a large number of professionals who are consultants / self-employed. Our Internet (speed) is derisory - very slow at best and frequently erratic. It has gone down twice today. With the promise to increase productivity through creative and intellectual activity post-Brexit, high-speed Internet is a must!
- ✓ GiffGaff (O2) signal is poor on SW edge of Chudleigh. Oh for 3G! 4G is a dream!!
- ✓ Mobile data signal is awful in the town - Vodafone is non-existent.

PARKING IN CHUDLEIGH

- ✓ Parking on narrow roads and on pavements restricting access, especially for emergency vehicles, is a major concern in town centre and on the estates.
- ✓ On-street parking is a mess. Provide more off-road parking, please. Don't let more development happen if they can't provide adequate parking facilities.
- ✓ I would like some residents parking areas.
- ✓ Parking could be eased by providing free parking permits for the Market Way car park, obviously for residents only who do not have a parking space/drive/garage.
- ✓ Inappropriate parking, e.g. Old Exeter Street - would a fire engine get through?
- ✓ Educate people about: considerate parking; not parking on double yellow lines; speed limits.
- ✓ Major problem with cars parked on double yellow lines for extended periods - especially blu bang holders! Need designated parking for disabled.
- ✓ Don't get rid of short term free parking - it encourages use of local businesses.
- ✓ Residents parking.

- ✓ Need the traffic warden down the church end of Fore Street more often.
- ✓ More car parking spaces in town centre (behind Co-op), not less as is now.
- ✓ Allow the camper vans to stay and up cost of permit to £500-£600 p.a. (most are willing to pay increase) to keep them off the streets which are already overcrowded with parked cars.
- ✓ Change zebra crossing to pelican crossing. Currently not respected.
- ✓ Town centre has enough pedestrian areas. Any more is likely to hold up traffic both ways. Could develop more footpaths within town though?
- ✓ What can be done about all the camper vans that will now have to park on the street?
- ✓ The road alongside Lower Trindle Close and Twindle Beer is a prime example of poor planning. The overspill of vehicles - especially large vans - into Oldway and the very poorly designed traffic calming should all be taken into account when planning more housing.
- ✓ Cars and parking must be considered in new housing developments.
- ✓ Many roads are effectively 'single track' and cannot cope with additional use. This must be considered when housing is planned. Currently it clearly is not, e.g. Old Exeter Street / New Exeter Street.
- ✓ More parking control.
- ✓ More traffic free areas would be welcomed.
- ✓ Local/reduced parking permits.
- ✓ Enforce parking restrictions in Fore Street, i.e. on zebra crossing.
- ✓ Make sure Blue Badge holders are prosecuted when parking where not allowed, i.e. bus stops, loading bays, taxi stands, or staying more than the three hours allowed.
- ✓ More parking spaces.
- ✓ How do we control traffic and create parking?
- ✓ Car parking needs review. There is inadequate public transport and most residents have more than one car per house. Many side roads have on-street parking. If we want visitors to come here and more houses, we (need) to allocate appropriate space for parking at a reasonable cost.
- ✓ Clearly access needs to be accommodated alongside housing needs. A balance will need to be achieved. Perhaps one-way system?
- ✓ I live on a street where no house has off-street parking. I usually have to park every hundred yards from my house. Some parking restrictions seem unnecessary. Can there be a public car park in an area on the outskirts of Chudleigh?
- ✓ Although disable access is provided in the town, too many people park their vehicles illegally across the sunken kerb edge, thus restricting disable access.
- ✓ Clamp down on Blue Badge holders parking against the Blue Badge terms of use, obstructing property and loading bays and reducing safety.
- ✓ Remove statutory restrictions on in-town parking for residents who live there.
- ✓ Cars parked on the pavement and yellow lines should be fined.
- ✓ More parking for residents in town centre - but where?
- ✓ Every new home built should have 2 parking spaces. Most families need 2 cars these days.
- ✓ Cricket field parking by the new houses is very dangerous. Cars parked on path obstructing traffic view. Needs no parking.
- ✓ Disabled access - cars often parked in front of dropped kerbs making difficulties for wheelchairs and pushchairs. Need more action on parking by police.
- ✓ Reduce street parking id extra parking spaces were available in field at end of Co-op road. Residents that have to use car park will not have space if we have more houses.
- ✓ Those who live in or off the town centre need to load/unload at times. Perhaps a limited time should be allowed before traffic warden does the nasty. (Special permit?)
- ✓ People live and work in Fore Street - so they need free passage for delivery, personal and visitors' vehicles.
- ✓ Stop reducing available on-street parking and change time restrictions in central areas to better suit residents who live there and have to park 5mins walk away.
- ✓ Look at additional car park for the town. Past Orchard House (on Market Way) is the ideal site.
- ✓ Shearer Way is like a one-way street with cars parked all down one side in the passing spaces.
- ✓ More parking restrictions needed - main street parking where buses have to set by & large delivery vehicles.

FOOTPATHS & PAVEMENTS IN CHUDLEIGH

- ✓ Pavements along New Exeter Street are too narrow. You try pushing a pram up there!
- ✓ Getting around Chudleigh with a buggy and toddler can be very problematic. Parking is terrible. Safer routes for children would be great!
- ✓ All new areas of housing should have pedestrian links to existing ones, e.g. the new Bovis estate (Coburg Fields) should be linked to Beechwood, otherwise they become isolated areas of housing rather than integrated into the community.
- ✓ Narrow pavements especially problem on bin day. Bins in the road, not children.
- ✓ Need better pavements for wheelchair access.
- ✓ Pavements aren't disabled / pushchair friendly.
- ✓ Footpaths should have priority over cycle paths - most cyclists don't use them anyway.
- ✓ Pavements in some areas need to be cleaned.
- ✓ Chudleigh is well provided with footpaths, pavements and alleyways. This encourages pedestrian access into the centre of the town.
- ✓ Pavements too narrow for disabled transport and push chairs at certain points.
- ✓ Stop pavements being blocked by advertising signs.

TRAFFIC SPEEDS

- ✓ Traffic. More houses = more cars! At present many exceed 30mph in and out of Chudleigh on Exeter side. Traffic calming needed urgently.
- ✓ Traffic too fast.
- ✓ Enforced 20mph limit from narrowing at top of New Exeter Street to narrowing at old police station. Currently footways are dangerous.
- ✓ Put traffic lights at the road narrows near old police station, activated only from outgoing side to make incoming vehicles stop. I have had several near misses because incoming vehicles make a race for it.
- ✓ Better traffic calming in Fore Street - speed indicator signs / speed bumps (full width).
- ✓ The Parade and Fore Street are used as a race track, somebody crossing will get knocked over soon! Limiting the speed to 20mph or a means of slowing the traffic.
- ✓ Old Exeter Street, Fore Street, and Parade should be 20mph with (speed) cameras.
- ✓ Reduce limit to 20mph through town centre.

A38 ISSUES

- ✓ A38 - potential for 'quiet' road surfaces near towns like Chudleigh.
- ✓ When A38 gets blocked, traffic has to come through the centre of town. This creates problems. Additional noise from the A38.
- ✓ A footbridge over the river bridge near A38 so Finlake and Stokelake residents can cross with safety.

PUBLIC TRANSPORT

- ✓ Liaise with Stagecoach and Country Bus to improve and increase services.
- ✓ A bus service along Oldway for the elderly who already have difficulty walking up to Chudleigh.
- ✓ Bus services would help if buses ran later back into Chudleigh. No point in taking bus if you can't get home again.
- ✓ Better public transport links.
- ✓ Better bus service with Exeter needed, including evening service.
- ✓ Evening bus service required. Any chance of a community bus service shared between different groups?
- ✓ Bus timetable needs to be extended into the evening. Use of mini-buses if the service is under-used. Very expensive route (39) for people without bus passes.
- ✓ More frequent and varied bus services.
- ✓ Bus times rubbish. First bus 07.23h. No good for 08.00h start at work.

- ✓ Better bus connections.
- ✓ Better bus service would improve congestion and be more eco-friendly.
- ✓ Bus connections to Plymouth and evening services needed.
- ✓ Bus services extended so Chudleigh residents can visit Exeter of an evening. Would also be nice to have a service every half hour.
- ✓ Bus route to Newton Abbot that is not the £7.50 rider 39 bus.
- ✓ Evening bus connection to Exeter.
- ✓ Why can't the buses run in the evening later so people from Chudleigh could go out in Exeter/Newton to experience some culture, i.e. music, theatre, cinema, or even go out for dinner?
- ✓ The 39 bus service is incredibly overpriced. A £6.10 return to Bovey Tracey is outrageous when it is 10 mins down the road. It costs £5.50 from Teignmouth to Exeter, but it is £7.70 from Chudleigh to Exeter. This is too much.
- ✓ We desperately need cheaper bus service to Exeter (or anywhere locally, actually). The fare is extortionate. Also, buses need to run later in the evening to enable us to dine, visit cinema, theatre, etc., without having to take the car. We are very isolated.
- ✓ Bus price is ridiculous and it is absurd that the last bus back from Exeter is at 6.50pm. Crediton is equidistant and Tiverton is twice as far and the last bus is at 11pm. A more reasonable and better service would encourage more use.
- ✓ Public transport links both to Newton Abbot and Exeter are excellent. Maintaining both service and 182 and 39 would be helpful.
- ✓ More buses and later.
- ✓ I catch the buses. They're actually pretty good, though poor at timekeeping sometimes. More people need to use them and that will help keep prices down. Currently, it's mainly students and bus pass holders. (Roll on 64!!)
- ✓ Bus services in our area need to be improved - there are no buses later in evening from Exeter. Also, a bus that links Chudleigh with other villages, e.g. up the Teign valley to Kenn, Kennford, might help enable more older people to get out / get to Chudleigh / Exeter / Newton Abbot.
- ✓ Better public transport.
- ✓ Community night bus?
- ✓ Stagger the 182 & 39 buses every half hour.
- ✓ Better and cheaper bus service.

LAWN DRIVE

- ✓ Parking permits for residents or restricted parking during school hours. (We live by school.)
- ✓ Inappropriate parking on Lawn Drive beginning and end of school day. Large vehicles on road instead of car park.
- ✓ Those collecting school children - more consideration for those trying to drive down Lawn Drive.
- ✓ No parking (except for disabled/permit holders) within 200m of school at pick up and drop off (times).

CYCLE PATHS

- ✓ Cycleway to link to Kingsteignton.
- ✓ Cycleway - any possibility of linking Chudleigh off road to Bovey Tracey/Newton Abbot off road route?
- ✓ No more cycleways; no to traffic free centre.
- ✓ Cycle path ideal as not suitable for children to cycle in Chudleigh at the moment.
- ✓ Better connectivity with the good spec cycling/footway on Clay Pits Way - green infrastructure. Would provide better connectivity with Kingsteignton & Newton Abbot. Current crossing over A38 is a barrier to pedestrians and nervous cyclists.
- ✓ Improved cycle paths from Chudleigh would be amazing.
- ✓ Cycle path to Newton Abbot & Bovey Tracey.
- ✓ Anything that gets cyclists off the roads.
- ✓ Cycleways between here (Chudleigh) and Bovey/Newton Abbot (NOT a painted line) would be very good.
- ✓ Cycle path to link to Bovey & Newton Abbot route.
- ✓ Cycle routes linking with existing routes to Bovey, Kingsteignton, Haldon.

- ✓ Need alternative route for cyclists so that they don't have to use Station Hill.
- ✓ We need better footpaths and cycleways between Chudleigh and other towns / places to visit, e.g. Halton, Stover, Parke, Dartmoor. This would encourage healthier, greener travel options for work & recreation.
- ✓ Cycle paths in and around Chudleigh to link with Haldon.
- ✓ We walk the path from Chudleigh Knighton to Chudleigh often and we take our lives in our hands! Any improvement would be VERY welcome. There's not much in Kingsteignton, so use Chudleigh for all facilities.

AND FINALLY

Full marks for the way it has all been presented. Excellent.

A full (raw data) list of all sticky note feedback is available here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1526/compilation%20of%20public%20feedback%20open%20day%2022nd%20april%202017.pdf>

Third Consultation – July 2017

During the three month analysis period (April through to June) it became clear that before the final policies were decided, more detailed data was required. A further consultation was agreed, using Catalyst (Devon Communities Together) to help define the questions and design the questionnaire. This was delivered to all homes with an “on line” version available through Survey Monkey, the national data collection company.

11. If you intend to move, please indicate if it is for any of the following reasons? (Please tick all that apply)

	Person A	Person B	Person C	Person D	Person E
To be nearer public transport/shops/amenities					
Currently living with family and want to move out					
To study/for employment					
You want or need to downsize					
You want or need more space					
You want or need a home on one level					
You are struggling to afford your current home					
Other, please specify					

12. When considering the following design principles and ideas for future housing development within Chudleigh, please score whether you think the following are 1-Very important, 2-Important, 3-Less important, 4-Not important at all:

	Person A	Person B	Person C	Person D	Person E
Environmentally friendly e.g. well insulated, with solar panels and using 'grey water'					
In keeping with traditional building styles elsewhere in the town					
Very modern - a style statement					
A village atmosphere e.g. properties built around or interspersed with green, species-rich spaces					
With sufficient off-street parking					
With built-in swift berths and bat roosts					

13. Please tick which age group you are in:

	Person A	Person B	Person C	Person D	Person E
Under 11					
11-18					
19-25					
26-40					
41-65					
66-80					
81+					

Please provide your household postcode to help our analysis of the responses:

Chudleigh Neighbourhood Development Plan Survey

OUR CHUDLEIGH

Chudleigh Town Council, with the help of volunteers, is working with local residents to produce a Neighbourhood Development Plan for the parish. It is a way of helping the local community influence and guide future development in this area and provides an additional financial benefit for the parish. Once completed, the Plan must be taken into account when making decisions on all planning applications within the parish.

As part of the work being undertaken by the Town Council there is a requirement that all within the parish are able to participate and make their views known. Therefore this questionnaire is being delivered to every household within the parish so that everybody has an opportunity to take part.

To enable every member of your household to have their say, there are individual columns for each household member. Please ensure that whoever starts as 'Person A', for example, completes all the questions within that column. If you don't feel a question is relevant to you, or you are not sure how to answer, please leave it blank.

For more information about the work already undertaken, please see the Town Council website: <http://www.chudleigh-tc.gov.uk/neighbourhood-development-plan>

Online option: if preferred, and if you are able, please complete and submit your questionnaire online, which may save you time. www.surveymonkey.co.uk/r/ChudleighNDP

If, after completing the form you have any further comments, please write them on an additional sheet and return it with your completed questionnaire. The online form has space for additional comments as well.

Please post or return the completed questionnaire to:
The Town Hall,
Market Way,
Chudleigh,
TQ13 0HL

The closing date for responses is **30th July**

1. We are interested to know residents' experiences when moving in and around Chudleigh and travelling in and out of the town. From your experience, please score each statement with either: 1-Very often, 2-Often, 3-Rarely, 4-Very rarely.

	Person A	Person B	Person C	Person D	Person E
I feel safe when walking in Chudleigh					
I feel safe when cycling in Chudleigh					
I visit the Town centre on foot or bike					
I visit the surrounding countryside on foot or bike					

The full questionnaire may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1534/chudleigh%20neighbourhood%20development%20plan%20survey.pdf>

Questionnaire Hand Delivered and Posted to all Homes in TQ13 Area

Third Consultation Analysis

Catalyst (Devon Communities Together) were engaged to analyse and report on the results from both the paper questionnaire and the on line Survey Monkey feedback.

It was decided that further input was required to help understand Chudleigh housing needs.



Chudleigh Neighbourhood Development Plan Community Survey Report

October 2017

Martin Parkes

Telephone: 01392 248919

Email: mparkes@devoncommunities.org.uk

www.devoncommunities.org.uk

Catalyst, Devon Communities Together,
First Floor, 3&4 Cranmere Court, Lustleigh Close
Matford Business Park, Exeter. EX2 8PW

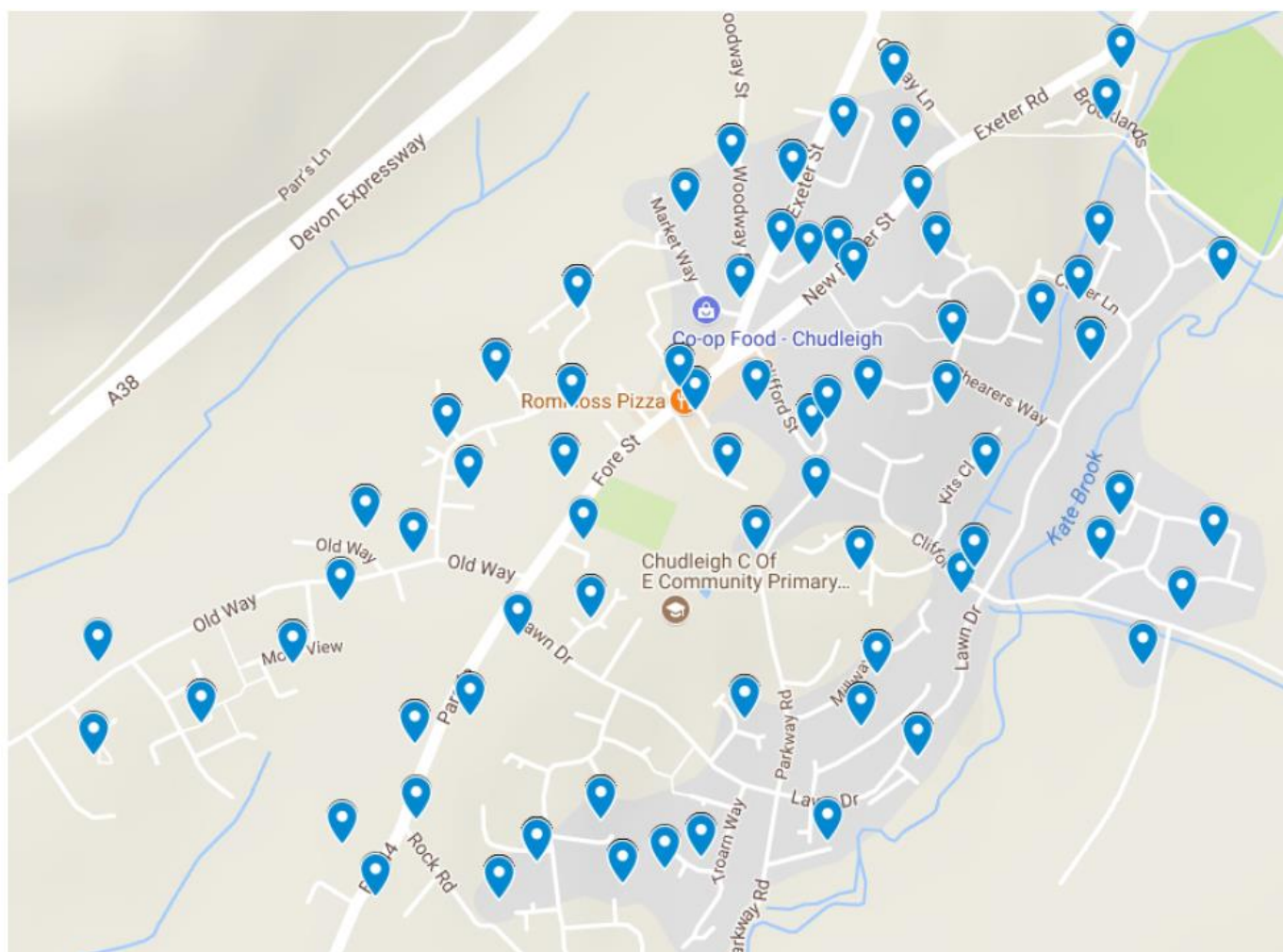


Devon Communities Together is the operating name for Community Council of Devon, a registered charity (no. 1074047), company registered in England and Wales (no. 3694095) registered office as above. VAT registered (no. 942 0496 27).

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The full analysis may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1008/ndp%20-%20report.pdf>



This graphic indicates the fairly even spread of questionnaire responses from within the town.

The comprehensive data produced by the open day and followed up by the questionnaire allowed the embryonic formulation of policies capturing the essence of Chudleigh resident's ideas and aspirations.

CHUDLEIGH NEIGHBOURHOOD DEVELOPMENT PLAN

Vision and Objectives

A Vision for Chudleigh

Chudleigh shall retain its distinctive character, resulting from its unique location and thousand year history, while providing for the needs of current and future generations in an environmentally and socially sustainable manner, giving them access to a wide variety of well - designed housing, excellent health and education facilities and improved community and leisure facilities. The town centre shall become a safer and more attractive place in which to live, work, shop and socialise.

Objectives

Housing: to ensure that new housing, over and above that which has been allowed for in the Local Plan, is tailored to meet the needs of those local people

- who are unable to afford open market housing or
- who wish to provide their own housing or
- who are unable to find housing that is designed to meet their specific needs (e.g. the elderly and the less able).

No new housing shall be provided without the application of the most stringent environmental safeguards and design standards that reflect the traditional, historical character of Chudleigh. All new housing shall include adequate provision for the parking of cars and other vehicles and shall provide traffic free access (on foot or by bicycle) to the town centre.

Employment and the Local Economy: to safeguard the most valued existing employment land and premises, and encourage the provision of additional employment land and premises, so that a vibrant and more locally focused economy can be developed, with less need for commuting.

The Natural Environment and Landscape Setting: to protect, improve and celebrate

- the local wildlife and its habitats
- Chudleigh's location at the foot of the Haldon Hills and within one of the most picturesque parts of the Teign Valley.
-

Indoor Community Facilities: to meet the current and anticipated needs of the growing population, new indoor spaces shall be provided and existing facilities improved to ensure that there is adequate provision to accommodate education, sport, the performing arts and other community activities.

Outdoor Community Facilities: to meet the current and anticipated demand for outdoor activity, existing sports facilities shall be protected and enhanced and new facilities, including links to the area's growing cycleway network, shall be provided.

The Town Centre and Conservation Area: to protect and enhance the town centre and the wider Conservation Area through the implementation of the agreed town centre improvements and the application of high standards of design in all new developments and other works. Every opportunity shall be taken to encourage the improvement and better maintenance of properties within the Conservation Area.

N.B. From the feedback from both previous consultations, housing was a key issue. So that the data could be more robust, the NDP Team decided that further consultation was required focusing purely on housing needs.

Fourth Consultation Questionnaire - April 2018

During the questionnaire analysis period (October 2017 through January 2018) it became clear that before the final policies were decided, more detailed data was required regarding housing need. A further consultation was agreed, in collaboration with “Devon Rural Housing Partnership” and Devon Communities Together to help define the questions and design the questionnaire.

The questionnaire was Royal Mail delivered to all homes by DCT in the TQ13 post code zone. The delivery coincided with a Housing Needs Exhibition in the Chudleigh Town Hall – stands manned by DRHP and DCT personnel, who also conducted private housing needs interviews as required. Help was available to complete questionnaires as required.

How to complete the Housing Needs Survey form: **Our Chudleigh**

This survey is in four sections.

- **Part 1:** Is for everyone to complete. (Questions 1 to 10)
- **Part 2:** Is only for completion by households with at least one member over the age of 55. (Questions 11 to 16)
- **Part 3:** You should only complete this part of the form if you expect to move home in the next 5 years and would like to remain in the Town and require **affordable** housing. (Questions 17 to 29)
- **Part 4:** Is for anyone looking to purchase a different home, e.g. upsize, downsize or move into Chudleigh. (Questions 30 to 35)

Chudleigh Town Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Town. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed forms must be received by 27th April 2017

Extra forms can be collected from the Town Hall or please contact Janice Alexander on 01392 248919 for forms and questions

Confidentiality and Data Protection: The information you provide will be used by DCT to provide information for the Housing Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

1) Please tick one of the following. Do you:

Own your own home	<input type="checkbox"/>	Live in a shared ownership property	<input type="checkbox"/>
Live with relatives	<input type="checkbox"/>	Rent from a private landlord	<input type="checkbox"/>
Rent from a housing association/local authority	<input type="checkbox"/>		
Live in housing tied to a job	<input type="checkbox"/>	Other: please specify	<input type="text"/>

2) Is this your: Main Home ☐ Second Home ☐

3) Do you live in Chudleigh? YES/NO If NO, which parish

4) How many bedrooms does your current home have?

5) If you rent privately, how much rent do you pay per month?

Under £400	<input type="checkbox"/>	£400-£500	<input type="checkbox"/>	£500-£600	<input type="checkbox"/>	£600-£700	<input type="checkbox"/>
£700-£800	<input type="checkbox"/>	£800-£900	<input type="checkbox"/>	£900-£1000	<input type="checkbox"/>	£1000 +	<input type="checkbox"/>

Page 1 of 8

This Housing Needs Survey was jointly compiled by the Chudleigh NDP Team, Devon Rural Housing Partnership and Devon Communities Together.

The full questionnaire may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1683/housing%20needs%20form.pdf>

Fourth Consultation Exhibition - April 2018

The exhibition was run on similar lines to those previously in that residents were invited to provide their needs/opinions regarding housing needs in Chudleigh and to join the NDP Team for tea and cakes between 1pm and 4pm.

Advertising of the event was through the Town Council Newsletter, hand delivered to all homes, posters throughout the town and by personal email via the Chudleigh organisations.

Whether you consider yourself in housing need or not, the information you provide is very important, so please spend a few minutes filling in the form. The information provided will greatly assist decision making by the Town and District Councils regarding the right housing mix when considering new housing developments.



Over the years the Town Council has been aware that we need the right mix of property on a new development no matter whether the properties are for sale at market value or indeed "affordable". In the past there has been very little hard evidence of the actual need in Chudleigh, so the Town Council is linking up with Devon Rural Partnership to produce this survey which will provide us with the data.

Whether a family needs assistance to get on the "first time buyer ladder" or whether you are simply looking for a home with affordable rent or whether you are a home owner but wish to relocate or downsize we need to hear from you.

Please complete the easy questionnaire when it arrives.

Join the Town Council for a Cuppa

A date for your diary – Saturday April 14th 1pm 'till 4pm



Chudleigh Housing Need Survey

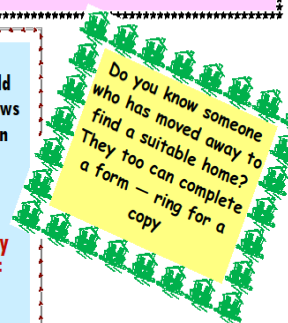
IMPORTANT

Arriving through your door SOON !



Your Town Council would like your views on housing in the Parish

The results of the survey could ensure a supply of affordable housing for local people



Please spend a few minutes filling in the form



Contact Janice Alexander
Rural Housing Enabler
Devon Communities Together
01392 248919



Excerpt from the Town Council Newsletter and poster advert

Fourth Consultation (Housing Needs) – April 2018 Outcomes and Analysis

Parish of Chudleigh Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Chudleigh Town Council

Date June 2018



Returns from the Housing Needs Survey, together with input from the Housing Needs Exhibition were combined and analysed by Devon Communities Together with top line input from Devon Rural Housing Partnership.

The full report may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1501/hn%20report%20chudleigh.pdf>

N.B. This report has been separately considered by Chudleigh Town Council the result of which has been direct influence to provide affordable housing in the town.

From Consultation to Draft Policies

The data gathered from the four consultation exercises has enabled the NDP Team to draft 15 initial policies.

CHNDP1: LOCAL HOUSING NEEDS

Any residential development permitted to satisfy an identified local need must be the subject of a legally binding agreement to ensure, as far as possible, that the dwellings provided are retained for the purpose originally proposed and are only available to people with a strong local connection, as defined by the District Council. The agreement must also ensure that, where public funding is provided, there are 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 the Government or the relevant authority specified in the funding agreement.

CHNDP2: HEALTH FACILITIES

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.

CHNDP3: EDUCATION FACILITIES

Subject to a longer term need being established, proposals to expand existing education facilities in Chudleigh or to provide new facilities within the parish will, in principle, be supported.

CHNDP4: RESIDENTIAL PARKING

At least two off-street parking spaces shall be provided with each new dwelling and additional spaces, for communal and visitor use, shall be provided at the rate of one space per two dwellings (see also POLICY CHNDP12: SUSTAINABILITY).

CHNDP5: HOUSING DESIGN

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 above). The new developments must be designed with attractive spaces between the buildings and be well integrated with earlier developments, taking every opportunity to enhance their surroundings (see also POLICY CHNDP12: SUSTAINABILITY).

CHNDP 6: FOOTPATHS AND CYCLEWAYS

Accessibility around the town, both on foot and by cycle, and links to the local and national networks beyond the town, will be enhanced. New residential and commercial developments shall incorporate safe footpaths and cycle ways which, where possible, shall connect to the existing networks, preferably off-road and sufficiently wide to give access to a variety of users including those using wheelchairs and mobility scooters. Every opportunity shall be taken to ensure that the new footpaths and cycle ways are designed with appropriate lighting and planting, to function as wildlife corridors.

CHNDP7: SHOPS, FOOD OUTLETS AND PUBS

Planning permission for a development that will result in the change of use of a shop, café, restaurant, hot food takeaway or pub within the parish to a Use Class outside Classes A1, A3, A4 and A5 will only be granted if it can be shown that the existing business is not viable and it has been marketed at a reasonable price, reflecting the existing use (to be independently verified), for a minimum period of twelve months without being sold.

CHNDP8: INTERNET ACCESS AND NEW TECHNOLOGIES

Proposals to improve access to the internet and to increase the speed of broadband services, or to provide innovative services resulting from the introduction of new technologies, will be supported. Any new infrastructure must be carefully sited to minimise harm to the character and appearance of the surrounding area.

CHNDP9: BIODIVERSITY

All proposals involving a major residential development (ten dwellings or more) or the provision of new commercial floor space must ensure that they do not adversely affect the rich biodiversity of the parish which shall be maintained for its own sake and for the benefit of residents and visitors. To achieve this all of the following will be necessary:

- Developments that are located within 4km of Chudleigh Caves, within the South Hams SAC, must show how any losses in sustenance (total prey availability) for the Greater Horseshoe Bat population will be mitigated either on site or elsewhere within the sustenance zone. Any necessary mitigation measures shall be implemented prior to the completion of the first dwelling.

- Where possible, biodiversity enhancements, such as unlit wildlife corridors, hedge banks, bat boxes or bird boxes, and new green spaces, designed to benefit both residents and wildlife, must be provided on site. All new planting shall only be undertaken using native, and locally characteristic, plant and tree species.
- Retained, enhanced and newly created habitats and features must be the subject of a legally binding agreement to ensure that they are managed for biodiversity and bio-abundance in perpetuity, in accordance with an agreed management plan.

If the biodiversity compensation needed to offset losses resulting from the developments cannot be provided on site then it must be provided elsewhere within the parish.

CHNDP10: THE TOWN'S LANDSCAPE SETTING

The areas referred to below and shown on figure 7 contribute significantly to Chudleigh's valued landscape setting and sense of identity:

- 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.

To conserve these features, any proposed developments within the specified areas will only be permitted if it can be shown that there is an overriding need or specific public benefit which cannot be met elsewhere within the parish.

CHNDP11: SUSTAINABILITY

All developments that will result in the provision of new dwellings or new commercial floor space must be designed in such a way that they do not add to flood risk and enable the use of solar or other technologies which contribute to a reduction in the reliance on fossil fuels and an improvement in air quality. In particular:

- Surface water management must be designed to retard flows. The incorporation of new wetland habitats such as ponds and marshy areas will be strongly encouraged.
- The design and layout of any new development must aim to maximise the potential to take advantage of solar and other technologies provided that such an approach does not compromise the overall character of the development.
- All new housing and commercial developments must provide the space and infrastructure to enable the future provision of publicly accessible fast charging points for vehicles, for example adjacent to the communal and visitor parking areas referred to in POLICY CHNDP4: RESIDENTIAL PARKING.

CHNDP12: INDOOR COMMUNITY FACILITIES

Any proposal to enhance the existing indoor community facilities within the parish and any proposal to provide new accessible facilities will be supported. Developers undertaking major residential developments (ten dwellings or more) must contribute, either financially or otherwise, to the enhancement of the existing indoor community facilities or the provision of new accessible facilities which are capable of being used for sporting, cultural and social activities. The level and type of contribution will be in addition to the Community Infrastructure Levy payable in respect of the developments and will be the subject of a legally binding agreement.

CHNDP13: OUTDOOR COMMUNITY FACILITIES Any proposal to enhance the existing outdoor community facilities within the parish or to provide new facilities will be supported. Any proposal to replace existing outdoor sports and recreational facilities with a non-sport or non-recreation related development will only be permitted where planning permission has already been secured for a replacement facility of at least the same size, type and quality, in a similarly accessible location, and the developer has entered into a legally binding agreement to meet all the costs of providing the replacement facility and to complete the necessary works within an agreed timescale.

CHNDP14: TOWN CENTRE ENHANCEMENT

The enhancement of the town centre in accordance with the scheme which is being developed on behalf of Chudleigh Town Council, based on the proposals in the Chudleigh section of the Teignbridge Towns and Village Project, shall be taken forward as a priority and implemented in stages, as funds become available.

CHNDP15: DESIGN IN THE CONSERVATION AREA Within Chudleigh Conservation Area the design of all buildings and their surroundings shall seek to preserve and enhance the traditional character and appearance of the area. Any proposal requiring planning permission or listed building consent, for works that will maintain or enhance a property and/or its surroundings will be supported, especially if those works will reverse the damage caused by previous actions.

From Policies to Draft NDP – October Through December 2018

In preparation for “pre-submission” the draft Chudleigh Neighbourhood Development Plan was written and plans laid for the fifth consultation.

Fifth Consultation Pre-Submission – January 21st to 4th March 2019

In consultation with Teignbridge District Council NDP Officer, the decision was made to seek consultation between 21st January and 4th March 2019, giving six clear weeks of consultation period.

- Statutory bodies were invited to consult via email; a copy of the pre-submission NDP was attached to each invitation
- Chudleigh residents were invited to respond/consult via the Town Council Newsletter which contained explicit details of the process.
- All consultees to respond either by email or in writing. Both methods to the Town Clerk, for onward transmission to the NDP Team.
- TDC were able to supply a list of statutory bodies, together with TDC Councillors, Parish and Town Councils and other consultees.
- In order to guarantee delivery to all homes in the Chudleigh TQ13 post code area it was decided to engage the services of Royal Mail.
- Sufficient copies of the pre-submission NDP were printed (TDC) to allow residents access to view. (Take, read and return)
- TDC produced three (3) Master Binders containing all relevant material for strategic placement in Chudleigh and were sited at The Town Hall, The Library and The Church.

Our Chudleigh

Neighbourhood Development Plan

In the November issue of the newsletter, the Town Council announced that the Neighbourhood Development Plan was progressing towards the final stages of scrutiny by an external inspector. Before this happens, many people (stakeholders), have a chance to examine the document and comment upon its contents. Stakeholders include the residents of Chudleigh and so this is your chance to read the document and feedback any final comments.

This is called the Pre-submission stage. There are at least 50 copies of the pre-submission version of the NDP document for residents to study, as well as being on the Town Council web site.

Copies are available in the Town Hall and The Library.

Once you obtained a copy, or read it online, it would be useful if you could feed your comments back to the Town Hall, either in writing or on email to clerk@chudleigh-tc.gov.uk.

After the pre-submission period has closed (February 20th 2019), the Town Council NDP team will be tasked to make a table of the suggestions from the stakeholders, both “positive or negative”, update the NDP document where appropriate, and provide an explanation to the examiner where it is felt that suggestions are inappropriate and the reasons why. For instance some feedback might fly in the face of the National Planning Policy Framework (NPPF) and it would be inadmissible as a Neighbourhood Development Plan Policy, even though we might agree with it!

There are also five “full” copies printed and available from the Town Hall. These copies include all of the appendices, which normally the reader will refer to on the Council web site. These are very bulky folders!

Once the Plan has passed inspection, which follows the pre-submission feedback, residents will be asked to vote for its acceptance in a referendum. This is organised by Teignbridge District Council. If 50% plus one vote for the Plan it then becomes “MADE” which means that it sits alongside the TDC Local Plan and is recognised in law as a document whose contents must be considered in any future planning matters in Chudleigh.

What does the Town Council want us to do?	What happens then?
1. Please read the Chudleigh Neighbourhood Development Plan copies of which can be found in either the Library or the Town Hall.	1. The NDP team will collect all the comments and table them.
2. OR - Have a look at the Council web site and read it there.	2. The NDP document will be edited to reflect those comments that are appropriate.
3. Feed back comments by email or letter to the Town Hall by 20th Feb 2019.	3. The final Plan will be submitted for examination.
	4. We will be asked to vote for its acceptance and if agreed.....
	5. The Plan will be MADE

If you do not have time to read the whole document, the policies are spelt out in this newsletter!

Chudleigh Town Council web site is <https://www.chudleigh-tc.gov.uk>

Chudleigh Town Council Newsletter may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1684/draft%20january%202019.pdf>

Invitation letter to all consultees may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1684/draft%20january%202019.pdf>



CHUDLEIGH TOWN COUNCIL
CHUDLEIGH TOWN HALL
MARKET WAY
CHUDLEIGH TQ13 0DL
TEIGNBRIDGE DISTRICT COUNCIL
TEIGNBRIDGE TQ13 2HQ
Tel: 01629 851340
Email: clerk@chudleigh-tc.gov.uk
Clerk: Sara Carlson

Dear Consultee

Chudleigh Neighbourhood Development Plan: Pre-submission Consultation

Chudleigh Town Council is currently preparing a Neighbourhood Development Plan (NDP), led by the local community. The principal objectives of the Plan are to:-

- Ensure that new housing developments are designed to meet the needs of the local community.
- Require that all new developments have adequate off-street parking.
- Protect the character of Chudleigh by influencing the design of new developments.
- Safeguard existing employment premises and encourage the provision of new employment opportunities.
- Protect the natural environment of the parish and the town's landscape setting.
- Safeguard the current indoor and outdoor community facilities and seek their enhancement.
- Protect and enhance the town centre and the wider Conservation Area.

Once completed, the NDP will be a material consideration in the determination of planning applications within Chudleigh Parish and will sit alongside the Teignbridge Local Plan and the other elements of the statutory Development Plan.

As part of the preparation of the Plan, a formal six week public consultation must be undertaken with the local community, and those organisations with an interest in the area, to meet the requirements of Regulation 14 of the Neighbourhood Planning Regulations 2012 and The Localism Act 2011. Therefore Chudleigh Town Council is seeking your views and comments on what is known as the pre-submission version of the Chudleigh Neighbourhood Development Plan. The consultation period begins at 5pm on 21st January 2019 and ends at 5pm on 4th March 2019.

The Plan can be viewed online at:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1684/draft%20january%202019.pdf>

Hard copies are available at the following locations:-
Chudleigh Town Hall, Market Way, Chudleigh TQ13 0DL
Chudleigh Library, Market Way, Chudleigh TQ13 0DL
Chudleigh Parish Church, Fore Street, Chudleigh TQ13 2HQ
Teignbridge District Council Offices, Forde House, Brunel Road, Newton Abbot, TQ12 4XX

Any comments on the plan must be provided in writing and returned to:-
The Clerk, Chudleigh Town Hall, Market Way, Chudleigh TQ13 0DL
or via email to: clerk@chudleigh-tc.gov.uk

Comments must be received by 5pm on 4th March 2019

Yours faithfully

Councillor Michael Underwood
Chair NDP Steering Group

Fifth Consultation - Consultees

Circa 150 organisations and bodies were invited to comment on the Chudleigh Neighbourhood Development Plan.

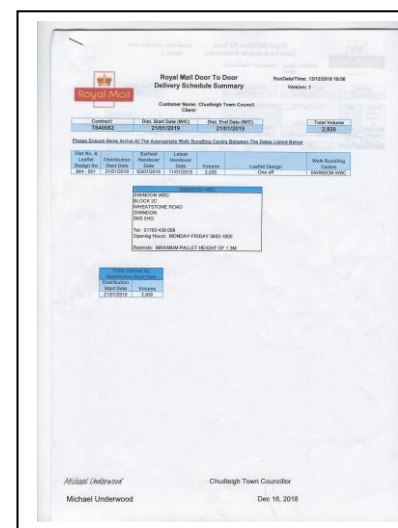
The full consultee list may be viewed here:-

<http://www.chudleigh-tc.gov.uk/usercontent/doc/1587/chudleigh%20pre-sub%20consultee%20list%20%20final%2013.12.18.pdf>

Consultees							
Organisation	Name	Position	Address 1	Address 2	Town	Postcode	Email
Highways England		Asset Manager	1st Floor Ash House	Falcon Road Sowton Industrial Estate	Exeter	EX2 7LB	planningqa@highwaysengland.co.uk
Homes and Communities Agency			Beaufort House	51 New North Road	Exeter	EX4 4EP	mail@homesandcommunities.co.uk
CTIL			Lancaster House	Hampshire Court	Newcastle upon Tyne	NE4 7YH	EMF.Enquiries@ctil.co.uk consultations.nmml@marinemangement.org.uk
Marine Management Organisation							
MBNL	Mark Shaw	Health & Safety and Community Affairs Manager					Mark.shaw@mbnl.co.uk
EE		Public Affairs					publicaffairs@ee.co.uk
Three	William Comery	Community Affairs Manager					william.comery@ericsson.com
BT	BT Group PLC		81 Newgate Street		London	EC1A 7AJ	
National Grid	Damien Holdstock	Consultant Town Planner					Damien.holdstock@ngrid.co.uk
Network Rail Ltd		Town Planning Technician	3rd Floor Bristol Temple Point	Redcliffe Way	Bristol	BS1 6NL	townplanningwestern@networkrail.co.uk
NHS South Devon & Torbay Clinical Commissioning Group	Mrs Jenny Turner	Coastal Locality Commissioning Manager	Pomona House	Oak View Close	Torquay	TQ2 7FF	jenny.turner3@nhs.net
	Ms Jo Curtis	Communication and Engagement (Business Manager)					jo.curtis@nhs.net
NHS Devon, Cornwall & Isles of Scilly	Mr Ian Turnbull	Primary Care Support	Building 6b Derrford Business Park	Brest Road	Plymouth	PL6 5QZ	ian.turnbull@nhs.net
NHS Northern Eastern and Western Devon Clinical Commissioning Group			Newcourt House, Newcourt Drive	Old Rydon Lane	Exeter	EX2 7QJ	D-cog-EasternLocality@nhs.net
Office of Rail Regulation			One Kemble Street		London	WC2B 4AN	Contact.co@orr.gov.uk
South West Water	Mr Martyn Dunn	Development coordinator	Peninsula House	Rydon Lane	Exeter	EX2 7HR	mdunn@southwestwater.co.uk
The Coal Authority	Mrs Rachael Bust	Deputy Head of Planning and Local Authority Liaison	200 Lichfield Lane	Berry Hill	Mansfield	NG18 4RG	planningconsultation@coal.gov.uk
				Coedkernew	Newport	NP10 8FZ	enquiries@www.utilities.co.uk

In addition to the statutory consultees 2,930 homes were “Royal Mail” delivered the Newsletter Invitation on 21st January 2019.

Although only some 2,000 homes within the town area of Chudleigh, by using the TQ13 post code area, the NDP team ensured that all farms, farmsteads, landowners and outlying properties were invited to consult on the NDP.



Fifth Consultation – Consultation Responses

This table shows the responses from the consultees to the Pres-Submission of the Chudleigh NDP. It highlights the particular comment, from whom, and the action that the NDP Team thought relevant. See also the Appendix at the end of this table.

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
21/12/18	Richard Keeling	States that the NPPF does not support Policy CHNDP4: Residential Parking. It will therefore be contested by developers on the grounds of unfair costs.	The NDP policy is justified in the local context and is in line with NPPF policy. However it will be amended to give a degree of flexibility (see appendix Response 1).	Y
21/12/18	Richard Keeling	States that the NPPF does not support Policy CHNDP7: Shops, Food Outlets and Pubs as it concludes that converting shops to homes is preferable. A recent Government report concluded that housing is needed in high streets.	The NDP policy is intended to ensure the future vitality of the town centre, while allowing conversions where there is no viable alternative. It is entirely in line with the NPPF (see appendix Response 2).	N
21/12/18	Richard Keeling	Questions the acceptability of the town centre enhancement scheme (Policy CHNDP15) now that the Gov't has called a halt to shared space schemes.	The details of the proposed enhancement scheme have still to be finalised and will take account of the latest thinking on road safety and town centres. The text and policy will be amended to clarify the current position.	Y
6/1/2019	Bill Stanyon	New housing should have at least two parking spaces per dwelling.	Policy CHNDP4: Residential Parking requires a minimum of 2.5 spaces per dwelling (see appendix Response1).	N
6/1/2019	Bill Stanyon	On-street parking for quick shopping trips is essential.	The town centre enhancement will enable the provision of more short-stay parking. The text and policy will be amended to make this clear.	Y
6/1/2019	Bill Stanyon	Owners of properties in the Conservation Area should be allowed to install double glazing using modern materials.	The quality of the Conservation Area has declined due to the ill-considered replacement or removal of traditional features. Double glazing and other energy efficiency measures can be installed using traditional materials.	N
6/1/2019	Bill Stanyon	Many do not accept that the proposed town centre scheme will be an enhancement. Fore Street should not be narrowed, pavement kerbs should be retained, there should be no road closure and the war memorial should be kept as a roundabout.	There is no intention to narrow Fore Street. The text and policy will be amended to clarify the options for the enhancement scheme.	Y
20/1/2019	Andrew Turnbull (Chudleigh and District Amenity Society)	Congratulations on an excellent, well balanced plan which I hope will be supported without further amendment. I am particularly pleased with the policies relating to the future of the Conservation Area, especially CHNDP 16, but also CHNDP15.	Thank you.	N
28/1/2019	Highways England	The plan's proposed policies are unlikely to lead to development that will adversely affect the Strategic Road Network (A38) and we therefore have no specific comments.	None.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
28/1/2019	Helen Montgomery	The NPPF and local guidance require the use of sustainable drainage systems. Preference should be given to infiltration systems before the use of attenuation measures such as ponds and wetlands. Policy CHNDP12: Sustainability should make this clear and be cross referenced to Policy CHNDP9: Biodiversity since the above ground measures can be of benefit to wildlife.	Surface water management designed to retard flows is referred to in CHNDP12, but a general reference to appropriate sustainable drainage systems can be added to the text and the policy can be cross referenced to CHNDP9.	Y
29/1/2019	John Murray	There is a need for a policy aimed at reducing pollution from vehicles, especially at peak times when non-commercial diesel powered vehicles should be banned.	It is unlikely that such a policy would have popular support and it would be beyond the scope of this plan. Implementation would require national legislation. TDC has a policy aimed at improving air quality.	N
29/1/2019	John Murray	The stated aim to conduct marketing of the town is questionable and the argument that promoting local business creates local jobs and reduces commuting is flawed. They will both increase traffic flow and air pollution. The infrastructure levy should not be used to market the town. It should be funded by local businesses.	The word 'marketing' is used in the very broadest sense (para 3.23) and would raise awareness of what Chudleigh and its surroundings have to offer. There is no suggestion that the infrastructure levy be used for marketing. Supporting local businesses and encouraging the provision of more local job opportunities is a long standing and worthwhile aim.	N
29/1/2019	John Murray	The plan proposes that it would be possible to relocate the cricket pitch. I object to this as it needs to be protected at all costs and should not be built on.	Policy CHNDP14: Outdoor Community Facilities is intended to ensure the replacement of any existing facilities in the event, albeit unlikely, that they are lost. There is no proposal to build on the cricket pitch and this will be clarified in the text.	Y
29/1/2019	John Murray	Cycle ways would be great, but where would they be located apart from around the outskirts of the town?	Policy CHNDP6: Footpaths and Cycle Ways requires that new residential and commercial developments incorporate cycle ways which should link to existing networks.	N
29/1/2019	John Murray	A condition of new house ownership should require owners to have at least one hybrid or electric vehicle, subsidised by house builders.	Such a condition would not be possible within the terms of current planning legislation.	N
29/1/2019	John Murray	There is no mention of solar schemes. There should be an incentive or community purchasing scheme to make solar panels more affordable.	Policy CHNDP12: Sustainability requires that new developments maximise the potential to take advantage of solar and other technologies. Incentive schemes are beyond the scope on an NDP.	N
18/2/2019	Nick Jones	The policies seem fairly generic/best practice planning guidance. It would have been useful to see which were bespoke to Chudleigh and which were not.	All the policies are based on the results of consultations in Chudleigh and planning best practice. While there are bound to be issues that are the same in other parishes, the policies are all considered to be Chudleigh specific.	N
18/2/2019	Nick Jones	I am unclear as to which policies would be a requirement for planning permission to be granted, which related to statutory consultees and which were advisory. For example, CHNDP7 refers to 'will only be granted'. How will this be enforced?	Once the Plan has been 'made' and adopted it will be part of the statutory development plan and will have to be taken account of, by the planning authority, in the determination of all planning applications. In the case of policies such as CHNDP7, the District Council will have to ensure that the requirements of the policy have been met before granting permission.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
18/2/2019	Nick Jones	There looks to be a considerable cost/investment focussed on the town centre. I would prefer the investment to be spent more widely. There is currently comparatively good pedestrian access around the centre, from the car park, etc. I am concerned the proposed will further discourage traffic from accessing the car park, leading to more street parking.	Improvements to the town centre, both in terms of safety and aesthetics, have been proposed and widely supported for nearly a decade. The details of any scheme and the actual level of investment have still to be determined. The text and policy will be amended to clarify the current position.	Y
18/2/2019	Nick Jones	Greater use of the car park needs to be encouraged with reduced charging for residents' permits (including camper vans). There should be investment to prevent and discourage the problem of inconsiderate parking throughout the town. Ensuring easy and quick for emergency vehicles to residential areas must be a priority.	Car parking charges are beyond the scope of the NDP. However the on-street parking problem is acknowledged and policy CHNDP4: Residential Parking is intended to help prevent the current situation becoming any worse.	N
22/2/2019	Claire Larkins	There are not enough shops or facilities to warrant a pedestrian zone outside the chemist. It would make the left turn after the war memorial very difficult and would result in more stationary vehicles and more fumes.	There is no proposal to create a pedestrian zone and any adjustments to the alignment of roads in the centre would ensure that all traffic, including heavy delivery vehicles, were able to access the car park and beyond. The text and Policy CHNDP15: Town Centre Enhancement will be amended to clarify the current position in respect of the town centre proposals.	Y
22/2/2019	Claire Larkins	There is a huge need for better youth facilities in the town to curb anti-social behaviour.	The youth centre and other facilities, such as the skate park, are well supported and the provision of further facilities has not arisen as an issue. However the adoption of the NDP will result in a higher proportion of the Community Infrastructure Levy being available to spend on local priorities and support for youth facilities may be one of those priorities.	N
26/2/2019	Ed Brown The Cavanna Group of Companies	Objects to Policy CHNDP4: Residential Parking. The NPPF encourages sustainable development which does not include the over provision of on-plot and off-plot parking. The requirement for communal and visitor parking at a rate of one space per two dwellings would result in excessive on-street parking, with a resultant loss of dwelling plots. Two parking spaces for a one bed flat is also considered excessive. The Teignbridge Local Plan has no parking standards for new residential developments and the NDP should conform with that.	The text supporting Policy CHNDP4 clearly explains why the proposed parking standards are necessary in the Chudleigh context. The proposed communal and visitor parking spaces would not result in on-street parking. The intention is to reduce the need for on-street parking, to ensure that the new estates are as attractive as possible. The communal parking areas will also provide an opportunity to install publicly accessible charging points for electric vehicles as referred to in Policy CHNDP12: Sustainability.(See also appendix Response 1).	N
26/2/2019	Ed Brown The Cavanna Group of Companies	Policy CHNDP12: Sustainability should be amended by adding '(including passive solar gain)' to the first paragraph of the policy and the second bullet point.	While not considered to be strictly necessary, that wording, or something similar, will be added to the policy.	Y
26/2/2019	Ed Brown The Cavanna Group of Companies	The third bullet point of Policy CHNDP 12 should take its cue from the review of the Teignbridge Local Plan and should say: 'Charging points for vehicles should be reflective of current and emerging Teignbridge policy'.	The third bullet point refers to opportunities for the installation of charging points. It is hoped that the eventual policy in the Local Plan review will take its cue from the NDP.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
26/2/2019	Ed Brown The Cavanna Group of Companies	Legal agreements to secure contributions to the provision of indoor community facilities as referred to in Policy CHNDP13 will not always be necessary. The wording of the final sentence of the policy should therefore be amended by the addition of 'If required...'	It is considered that some form of agreement will always be necessary and the wording of the policy ensures that developers are aware of the requirements at the outset.	N
3/3/2019	SEARCH (Social and Environmental Action 'Round Chudleigh)	Suggests amending the third paragraph of the Objectives to read: '....design standards that are energy efficient, as well as reflecting the traditional....'	The Vision and Objectives were agreed after the public consultation day on 22nd April 2017 and cannot now be altered.	N
3/3/2019	SEARCH	Paragraph 3.16, relating to housing design, should be amended by the addition as follows: '....good modern and energy efficient buildings....'	Agreed.	Y
3/3/2019	SEARCH	The second bullet point of Policy CHNDP12: Sustainability should be amended as follows: '....technologies, and ensure good insulation, while maintaining the overall character....'	Insulation standards are specified in the Building Regulations and are not therefore appropriate in a planning policy.	N
3/3/2019	SEARCH	After the second sentence of paragraph 3.54 add: 'A proliferation of satellite television antennae, located on street frontages, can have a serious detrimental effect. Some installations, say of plastic windows, may have increased energy efficiency and reduced costs, but have resulted in a serious deterioration to the character of individual buildings and the wider area. We believe that modification can be done to achieve energy efficiency while maintaining the character of the conservation area.'	This would mostly be a rewording of paragraph 3.54 which would not make any significant difference. However the final sentence would be a useful addition and the paragraph will be amended along those lines.	Y
4/3/2019	Robert and Karen Dawson	Object to the development by Cavanna Homes of area CH2 (as identified for development in the 2013 Local Plan). The development should be abandoned or severely reduced in size or landscaped with high trees and hedging. It should have extremely low level lighting.	The NDP cannot negate a policy in the Local Plan or comment on the details of a future planning application.	N
4/3/2019	Robert and Karen Dawson	There is little open space left in Chudleigh and the Ugbrooke Ridge should be protected.	Policy CHNDP11: The Town's Landscape Setting is intended to ensure that the area up to Ugbrooke Ridge, along with other areas, are protected from unnecessary development.	N
4/3/2019	Robert and Karen Dawson	TDC should be challenging Government policy on housing which will destroy the unique and stunning countryside around Chudleigh. The town council should be demanding this.	The NDP policies are intended to ensure the best possible outcome for Chudleigh when development takes place. However they cannot override either Local Plan or Government policies.	N
4/3/2019	Robert and Karen Dawson	The layout of the roads to the proposed Cavanna Homes estate and the effect on the town should be the subject of a separate chapter in the NDP.	The details of the road layout are a matter for consideration when the detailed planning application is submitted.	N
4/3/2019	Andrew Mason	Policy CHNDP1: Local Housing Needs should emphasise the need for social housing/rent to buy as a means of retaining a higher proportion of younger people and maintaining a wider demographic balance.	Any new development will include an element of affordable housing which can take many forms. The exact type of housing provided will depend on the need identified at the time of the development which could be social housing.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
4/3/2019	Andrew Mason	It is essential that any new developments must include high levels of on-site parking.	Agreed. That is the intention of Policy CHNDP4: Residential Parking (see appendix Response 1).	N
4/3/2019	Andrew Mason	The creation of a shared space scheme within the town centre will create a number of problems resulting from the closure of a section of highway, the narrowing of the main highway and the reduction in the number of short-stay parking spaces. The removal of kerbs will potentially result in the flooding of basements of adjacent properties.	The NDP makes no reference to a shared space scheme, in view of the Government moratorium on such schemes, and there are no agreed details. There is no proposal to narrow the main highway or to close part of the highway. There are various options being considered, all of which will include an increase in the number of short-stay parking spaces. The text and Policy CHNDP15: Town Centre Enhancement will be amended to make this clear.	Y
4/3/2019	Chris Webb	I am not a supporter of the town centre enhancement (Policy CHNDP15: Town Centre Enhancement). A shared space is not right for Chudleigh and the closure of the road past Harveys would cause disruption. The railings around the War Memorial should not be removed and it is not acceptable to install seating, making it more accessible and vulnerable.	See response to similar points made by Andrew Mason, above.	Y
4/3/2019	Chris Webb	The town is drowning in over development and lack of parking which will only get worse. Chudleigh is a dormitory town and the new developments will not have enough parking spaces.	The intention of Policy CHNDP4: Residential Parking is to secure an improved level of parking provision within the new developments so that the situation does not get any worse. (see also appendix Response1).	N
4/3/2019	Chris Webb	New developments need footways and cycle ways to improve safe connectivity to the town (Policy CHNDP6: Footpaths and Cycle Ways). Efforts to secure links from Chudleigh to the cycle networks being developed in the area are unlikely to result in investment for many years.	Thanks for your continuing efforts in this respect.	N
4/3/2019	Bill Keen	I very strongly object to any additional development in Chudleigh until the authorities at all levels recognise that the main route through the town needs a thorough review given the congestion at rush hours and the restrictions caused by on-street parking.	Policies CHNDP4: Residential Parking and CHNDP15: Town Centre Enhancement are both relevant. The former is an attempt to ensure that the demand for on-street parking does not increase and the latter will, when further work is undertaken to determine the nature of the enhancement, offer an opportunity to consider how traffic flow through the centre might be better managed.	N
5/3/2019	Historic England	Historic England is always pleased to note when communities value their historic environment and seek to promote its protection and enhancement through initiatives such as a Neighbourhood Plan and its policies. They therefore applaud Policies CHNDP5: Housing Design, CHNDP11: The Town's Landscape Setting, CHNDP15: Town Centre Enhancement and CHNDP16: Design in the Conservation Area.	Thank you.	N
4/3/2019	Valerie Gaze	The Plan does not have an easily identifiable, coherent structure.	This is not accepted and is not really relevant to the consultation. The Plan has been largely welcomed.	N
4/3/2019	Valerie Gaze	The objective and policy in relation to housing are not considered to be acceptable and are based on debatable figures.	This is not accepted and seems to be based on a misreading or misunderstanding of the objective and policy.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
4/3/2019	Valerie Gaze	The narrative seems to infer that 'affordable housing' means 'social housing' when it includes other types of housing.	The NPPF definition of affordable housing is understood. The exact needs will be determined through future research (see appendix 9).	N
4/3/2019	Valerie Gaze	CIL is not regarded by some as the best way to fund infrastructure. S106 Agreements are preferable.	There will be a clear financial benefit to the community, in terms of CIL, from a 'made' NDP. However it is accepted that the amount of money generated will not be sufficient to fund all the infrastructure needs of Chudleigh and it is accepted that S106 Agreements and other funding streams will be needed.	N
4/3/2019	Valerie Gaze	Ms Gaze makes a number of references to there being no Aim or Objective in respect of particular policies.	At the outset it was decided that there would be greater clarity if there were simply a Vision and Objectives. That was welcomed at the consultation event on 22 nd April 2017. The policies relating to each Objective are grouped together and derive either from the Objective or, in some cases, directly from the Vision.	N
4/3/2019	Valerie Gaze	Why does Policy CHNDP2: Health Facilities only support new health facilities 'in principle' and why does it only relate to the GP and dental practices.	The policy supports the provision of all new health facilities and the expansion of the existing, but only in principle since their location and design will need detailed consideration and should not be defined or restricted by NDP policies,	N
4/3/2019	Valerie Gaze	Policy CHNDP3: Education Facilities is anodyne. There is no need for a secondary school in Chudleigh.	It may be dull, but it is nevertheless necessary in the event of further extensions to the primary school, or a new primary school, being needed. The policy makes no mention of a secondary school.	N
4/3/2019	Valerie Gaze	Policy CHNDP4: Residential Parking would be better located within a section headed 'New Housing' along with other related policies. Parking problems are exacerbated by the lack of storage space within new houses, leading to the garages being used as store rooms.	The policy aims to alleviate the problem by providing more parking spaces per dwelling than is currently the norm. However the size of individual dwellings and their storage facilities is outside the remit of the NDP. Similarly, the way in which a garage is used cannot be dictated.	N
4/3/2019	Valerie Gaze	Changes to the current bus services would greatly improve the town's transport links.	That is undeniably true, but is beyond the scope of the NDP.	N
4/3/2019	Valerie Gaze	Recent housing developments in the town have an 'anywhere' appearance and lack internal and external space. Developers have been allowed to dumb down Chudleigh. Policy CHNDP5: Housing Design should relate to all housing not just to residential estates.	The policy is intended to raise the standard of design and relates to all forms of residential development. Good design should be the norm in all cases.	N
4/3/2019	Valerie Gaze	Policy CHNDP6: Footpaths and Cycle Ways conflicts with the Housing Objective. The intention to secure better links to the local and national networks beyond the town cannot be fulfilled by Chudleigh.	The policy does not conflict with the Housing Objective. It will be the planning authority's responsibility to secure improvements to the footpath and cycle way networks wherever possible, in connection with new developments.	N
4/3/2019	Valerie Gaze	The Employment and Local Economy Objective refers to 'most valued....employment land and premises', but who decides what is 'most valued'. There is little brownfield land in Chudleigh so 'the provision of additional employment land and premises' would mean incursion into the countryside.	If there are proposals that would lead to the loss of local employment land or premises then it will be for local debate to decide whether they were 'most valued'. Providing more employment land in the parish may mean the use of greenfield sites, but that is a price worth paying to secure a more sustainable local economy.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
4/3/2019	Valerie Gaze	Policy CHNDP7: Shops, Food Outlets and Pubs would be difficult to enforce if a business were put up for sale for other than business reasons, eg the death of a family member, and it might be in conflict with Local Plan policy EC8.	It would be for the Planning Authority to decide whether the circumstances of a particular case were overriding. The policy is not in conflict with the current Local Plan policy EC8.	N
4/3/2019	Valerie Gaze	Policy CHNDP9: Biodiversity requires agreements 'in perpetuity' which is likely to deter new businesses from establishing in Chudleigh. This policy and Policy CHNDP 10: Protection of the South Hams SAC should be combined.	The protection and enhancement of habitats within the parish are considered to be of overriding importance and agreements 'in perpetuity' are necessary. A separate policy in respect of the South Hams SAC was required by TDC after it had carried out the Strategic Environment Assessment.	N
4/3/2019	Valerie Gaze	The area referred to in paragraph 3.34 is designated in the Local Plan as 'Green Infrastructure' not 'Other Green Infrastructure'. The access to the Haldon Hills along Old Exeter Street and Heathfieldlake Hill should be referred to in Policy CHNDP11: the Town's landscape Setting.	The designation in the Local Plan is 'Other Green Infrastructure' (see Policies Map Key). While the access to the Haldon Hills referred to is important, it is not of the same significance as the areas highlighted in the policy.	N
4/3/2019	Valerie Gaze	Doubts that sufficient funds, from either CIL or S106 Agreements, will materialise to meet the town's infrastructure needs, with particular reference to Indoor and outdoor Community Facilities.	That may well be the case, but the Plan can only work with the system that currently exists and it cannot dictate how the District Council allocates its available funds.	N
4/3/2019	Valerie Gaze	Ms Gaze has strong reservations about the details of the proposed town centre enhancement scheme.	The possible design of the enhancement scheme, as shown in appendix 16, is only an example of how the public realm might be improved. The final scheme could be very different to what has so far been visualised. Further work will be carried out in due course and will be the subject of public consultation. This will be clarified in the Plan.	Y
4/3/2019	Valerie Gaze	Paragraph 3.52 refers to 'the Housing and Related Matters section' which the Plan does not have. Paragraph 3.56 refers to the wrong General Permitted Development Order.	These are typographical errors and will be corrected, along with others that have been identified. The text in inverted commas should read: 'the section dealing with housing and related matters'.	Y
4/3/2019	Valerie Gaze	Policy CHNDP16: Design in the Conservation Area is a passive response to the damage caused by past actions. It would be better if the town council produced and distributed a leaflet to remind property owners of their responsibilities. There is no mention of the fact that Chudleigh has been included in the English Heritage (now called Historic England) Register of Conservation Areas at Risk which might present opportunities for external funding.	The policy is a guide for decision makers. The production of a leaflet, as suggested, is beyond the scope of the Plan and the expertise of the town council. It could however be undertaken by the District Council as could the seeking of external funding to improve the quality of the Conservation Area.	N
4/3/2019	Hennock Parish Council	It is assumed that Policy CHNDP2: Health Facilities is intended to support the expansion of GP services, but it could also be interpreted as allowing the expansion of anything to do with health, including complementary and alternative therapies. The council is not against that, but felt that the intention of the policy needed to be clarified.	The policy supports the provision of all forms of health service and the potential for employment that will result from such provision.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
4/3/2019	B M C Holland	Generally I support the Plan and commend all the thought and hard work by all concerned.	Thank you.	N
4/3/2019	B M C Holland	In respect of biodiversity, there should be: <ul style="list-style-type: none"> - greater emphasis on the need for a thriving insect population - particular attention paid to the protection and support of the bee population - greater development and nurture of verges and hedgerows - strict control of the felling and pollarding of trees, especially native species. 	It is considered that Policy CHNDP9: Biodiversity adequately protects and ensures the enhancement of habitats and features such as important trees, especially native species.	N
4/3/2019	B M C Holland	In respect of sustainability, could new developments be the subject of firmer, perhaps legally binding, requirements to: <ul style="list-style-type: none"> - wherever possible incorporate energy production from solar, wind or ground heat sources - incorporate energy conservation measures including insulation and double glazing? 	Policy CHNDP12: Sustainability is considered to be adequate in this respect. The insulation of buildings is dealt with by the Building Regulations.	N
4/3/2019	Anonymous	Well done on producing the Plan. It is clear that a lot of thought and hard work has gone into it. I am very supportive of the policies relating to green spaces and looking after wildlife and to making sure that there is enough car parking on new housing developments so that they aren't a mess of parked cars.	Thank you.	N
4/3/2019	Anonymous	Is the proposed town centre enhancement necessary? How will it encourage people to use the town? Substantial drains will be needed to deal with the rainwater. The area cannot be pedestrianised without an alternative route for traffic.	See comments above in respect of the improvement of the town centre. No pedestrianisation is proposed and the details of any proposed scheme will be the subject of public consultation before anything is finally decided.	N
4/3/2019	Anonymous	The roads into and through Chudleigh cause delays and congestion and need to be redesigned. For example Lawn Drive and Millstream Meadow need to be made more of an alternative to the route through the town centre.	A redesign of the town's road pattern is beyond the scope of the NDP. However the consideration of the details of the town centre enhancement will be an opportunity to look at the broader picture of traffic volumes and circulation.	N
4/3/2019	The Woodland Trust	The Natural Environment and Landscape Setting Objective should include an additional reference to the protection of green spaces of community value and any ancient and veteran trees.	While it is unlikely that there would have been any objection to the inclusion of extra wording, as suggested. The Vision and Objectives were agreed after public consultation in April 2017 and cannot now be changed.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
4/3/2019	The Woodland Trust	Policy CHNDP9: Biodiversity should be strengthened by the addition of the following wording: 'There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees'. It is also considered that the Plan should be more specific about the protection of ancient trees and, where a development is taking place near to woodland, should require a 50m buffer strip. Furthermore, the NDP should take into account the importance of trees and woodland to health and wellbeing.	A reference to the protection of ancient and veteran trees and an appropriate buffer zone around woodlands will be added to paragraph 3.32 and Policy CHNDP9: Biodiversity. However a 50m buffer zone is considered to be excessive.	Y
4/3/2019	The Woodland Trust	Policy CHNDP14: Outdoor Community Facilities should also deal with the protection of natural features such as community space. The Plan should seek to retain and enhance recreational and local green spaces, resist the loss of open space and ensure the provision of more.	This policy is about retaining facilities such as the Cricket Club. Policy CHNDP9: Sustainability requires the provision of new green spaces.	N
4/3/2019	The Woodland Trust	Trees and woodlands can make a major contribution to resolving a range of water management issues.	A reference to woodlands will be added to the first bullet point in Policy CHNDP12: Sustainability.	Y
5/3/2019	Natural England	The proposed 'development boundary' for Chudleigh shows a number of large undeveloped areas the status of which is unclear. It would be helpful if the status of those areas could be clarified.	Figure 3 Policies Map shows the settlement limit within which are a number of, as yet, undeveloped areas which are allocated for development in the current Local Plan. Their status will be clarified by an addition to the map and/or the text.	Y
5/3/2019	Natural England	Policy CHNDP9: Biodiversity should refer to all developments, not just major residential developments and new commercial floor space. It is therefore not in accordance with the NPPF.	The policy will be amended to refer to all residential developments or the provision of new commercial floor space.	Y
5/3/2019	Natural England	To comply with the Habitats Regulations, TDC should review the screening report and draw a final HRA screening conclusion on the current version of the NDP. Furthermore it appears that mitigation is taken into account in the HRA screening which is contrary to the Sweetman ruling on HRA.	This is a Local Authority role. Teignbridge District Council is aware of the concerns and is working on the next edition (the submission version).	N
5/3/2019	TDC (Teignbridge District Council)	Policy CHNDP1: Local Housing Needs may not be a land use policy and appears to largely repeat Local Plan Policy WE3. It also fails to identify the local housing needs.	The policy requires that housing provided to satisfy an identified local affordable housing need will be retained for their original purpose as far as possible. The type of housing required will be determined at a later time. This is considered to be a land use policy.	N
5/3/2019	TDC	There is no objection to Policy CHNDP2: Health Facilities or Policy CHNDP3: Education Facilities since the Local Plan will determine the suitability of the location of the newly proposed facilities.	None.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
5/3/2019	TDC	Policy CHNDP4: Residential Parking must have due regard to paragraph 105 of the NPPF 2019. Therefore additional wording is necessary to ensure that the policy has a degree of flexibility as required by the NPPF. In addition the policy does not address other types of parking such as commercial or retail and the requirement for vehicle charging points may be more appropriately included in this policy rather than in Policy CHNDP12: Sustainability. It is also noted that on-street parking can help to reduce vehicle speeds and increased provision of parking spaces can result in the ineffective use of land and parking dominated designs.	Additional wording will be added to the policy to better reflect paragraph 105 of the NPPF (see appendix Response 1). There is no identified problem relating to commercial or retail parking and it is considered that the reference to vehicle charging points is most appropriate in Policy CHNDP12: Sustainability, with the cross reference. Vehicle speeds are a problem in the town centre (Fore Street) and will be addressed when the possible public realm improvements are further considered. Making adequate provision for the off-street parking of cars is considered to be an effective use of land and, with good design, ensures that developments are not dominated by parked cars.	Y
5/3/2019	TDC	Policy CHNDP5: Housing Design only relates to developments being inspired by the historical characteristics found in the Conservation Area and not the characteristics of Chudleigh as a whole. Further investigation of Chudleigh's wider character is needed to ensure a fuller understanding of the town's varied characteristics. Alternative wording of the policy is recommended to give better guidance.	There is local concern that the characteristics of traditional buildings in Chudleigh, most strongly evident in the Conservation Area, have been ignored in the design of housing developments for decades. Therefore there is no desire to perpetuate the designs evident in most of the estates built since the 1960s (the town's varied characteristics) and a strong desire that all new developments should better reflect the town's historical character. The text and policy will be amended to clarify what is intended.	Y
5/3/2019	TDC	Policy CHNDP6: Footpaths and Cycle Ways should be amended by the addition of the word 'also' to the last line – 'to also function as wildlife corridors'. Some clarity of what is considered to be 'appropriate lighting and planting' would be helpful.	The policy will be amended as recommended. The nature of lighting and planting will vary according to site circumstances and can only be determined at application stage.	Y
5/3/2019	TDC	Policy CHNDP7: Shops, Food Outlets and Pubs does not need to be changed, but it should be noted that some changes of use class can be undertaken without the need to apply for planning permission (Permitted Development). The policy does not refer to A2 uses (financial services) with little indication as to why that is the case.	The policy relates to those uses which are considered to be most significant in ensuring the vitality of the town centre and are likely to contribute significantly to its economy by attracting or providing services to visitors (see paragraph 3.23). There are already three estate agents and three financial services companies in the town centre and accommodating more is not considered to be a priority.	N
5/3/2019	TDC	Paragraph 3.27 should include a reference to supporting the town centre after the reference to the town's landscape setting or wildlife habitats.	Agreed.	Y
5/3/2019	TDC	Policy CHNDP9: Biodiversity should be amended to ensure that it relates to all developments. Amended wording is suggested. The policy refers to developments within 4km of Chudleigh Caves but the caves and the 4km zone are not illustrated.	The wording of the policy will be amended as recommended. The 4km sustenance zone is shown on figure 6. The location of Chudleigh Caves will be added.	Y

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
5/3/2019	TDC	Policy CHNDP11: The Town's Landscape Setting requires the conservation of 'features' without identifying them and it appears to relate to most of the parish in that it defines the areas to be conserved by reference to the AGLV designation. That would impose too great a restriction on development.	To clarify, the area in question will be defined on figure 7. The policy relates to all the features within that area. Development would be restricted within the defined area, but would be allowed if it is considered to be of overriding importance and sustainable.	Y
5/3/2019	TDC	The requirement in Policy CHNDP12: Sustainability that all new housing and commercial developments provide the space and infrastructure for publically accessible charging points would prove difficult with a development of one house. It also lacks flexibility.	Amend the policy so that it relates to developments of five dwellings or more and allows variation in the number of charging points provided, depending on circumstances.	Y
5/3/2019	TDC	The first part of Policy CHNDP13: Indoor Community Facilities is acceptable however the requirement to contribute, financially or otherwise, to facilities in addition to the Community Infrastructure Levy is problematic and would need to be viability tested.	The policy will be amended so that it is limited to expressing support for new or enhanced facilities.	Y
5/3/2019	TDC	Policy CHNDP15: Town Centre Enhancement is supported and reflects the Local Plan's ambitions for the town centre. However the policy should be clearer and set a direction with examples of what might be proposed. There is also a need for a plan showing the area to which this policy relates.	The text and policy will be amended to give some examples of what might be undertaken and to clarify the current position. A new plan will be prepared to show the area covered by the Teignbridge Towns and Village Project and subsequent design work.	Y
5/3/2019	TDC	Policy CHNDP16: Design in the Conservation Area is very generic and is not considered to add anything to current national or local policy. This is considered to be a missed opportunity to add weight and detail to current heritage policies.	The policy as written has been welcomed locally, including by Chudleigh and District Amenity Society, and by Historic England. However it will be amended to give it extra weight.	Y
5/3/2019	TDC	The NDP would benefit from the addition of a list of priorities on which the local share of the CIL would be spent.	Projects funded by CIL will be prioritised according to the identified community needs when the finance becomes available. They are likely to include expenditure on capital projects, examples of which are the town centre enhancement, the provision of a community centre/indoor sports hall, the relocation or enhancement of sports pitches and the expansion or improvement of the multi-use games area. However there is currently no commitment to any of these projects and no prioritisation. Therefore there is nothing that can usefully be added to the NDP.	N
5/3/2019	TDC	The fact that the Plan does not designate Local Green Spaces seems to be a missed opportunity. For example Chudleigh Rocks has considerable value and could benefit from the extra protection that the designation would give.	This was debated at length and it was concluded that there were no valued green spaces that were under threat and that a policy or designations were not necessary. Chudleigh Rocks is part of an SSSI and SAC which gives it a very high level of protection.	N

Date	Respondent	Comment	Chudleigh NDP Response	Amend Doc'mnt Y or N
5/3/2019	TDC	The Plan would benefit from a glossary of terms.	Agreed.	Y
5/3/2019	TDC	The policies map (figure 3) does not clearly show the areas allocated for development in the Local Plan.	The policies map was prepared by TDC and will be amended.	Y
5/3/2019	TDC	The Bat Sustenance Zone and Flyways shown on figure 6 will be amended by the South Hams SAC Greater Horseshoe Planning Guidance (SPD). While the NDP is not required to have regard to emerging documents, it should be noted that figure 6 is likely to be superseded in the near future.	Noted.	N

CHUDLEIGH NEIGHBOURHOOD DEVELOPMENT PLAN: APPENDIX TO TABLE OF PRE-SUBMISSION COMMENTS AND RESPONSES

Explanation of Responses to Comments on Policies CHNDP4: Residential Parking and CHNDP7: Shops, Food Outlets and Pubs

Response 1

Relating to Policy CHNDP4: Residential Parking In a Planning Update: Written Statement by the Secretary of State for Communities and Local Government, made on 25 March 2015, it was stated that:

“The government is keen to ensure that there is adequate parking provision both in new residential developments and around our town centres and high streets.

The imposition of maximum parking standards.....lead to blocked and congested streets and pavement parking. Arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery.”

This issue was re-visited in paragraphs 105 and 106 of the 2018 update of the NPPF which state:

“If setting local parking standards for residential and non-residential development, policies should take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and ultra-low emission vehicles.

Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.....”

Policy CHNDP4 takes account of the NPPF and the supporting text (paragraphs 3.10 to 3.13) clearly explains why, in the local context, a minimum parking standard of 2.5 spaces per dwelling is necessary. Furthermore the provision of spaces for communal and visitor use would enable the installation of publicly accessible charging points as referred to in Policy CHNDP12: Sustainability. There is no justification for setting maximum parking standards: the management of the local road network demands that the opposite approach be taken, as proposed. However, on the advice of Teignbridge District Council, it has been concluded that the policy requires extra wording to ensure that criteria a) to c) are taken into account in decision making. That wording is:

Proposals which seek to include parking provision below these standards will require robust justification which takes into account the sites accessibility; the type, mix and use of the proposed development and the proximity to, and availability of, public transport.

An individual or a company wishing to carry out a development should always refer to the Development Plan to establish the planning requirements and take account of those in determining the cost of the development and the value of the land they might wish to purchase. When planning requirements are clearly set out in Development Plan policies, as in this case,

developers cannot reasonably argue that they result in unfair costs.

In respect of the comments made on behalf of Cavanna Homes: with careful and imaginative design it should be possible to incorporate adequate car parking without the need to allocate large areas of additional land. However, if additional land is necessary, it is a reasonable price to pay to ensure that new estates are not blighted by excessive amounts of on-street parking and a start is made on providing space for the installation of charging points for electric vehicles. Cavanna Homes' apparent reluctance to accept the proposed policy suggests that the company's priority is profit rather than the creation of an attractive and practical environment.

Response 2

Relating to Policy CHNDP7: Shops, Food Outlets and Pubs Chapter 7 of the NPPF deals with the need to ensure the vitality of town centres. Paragraph 85 has two references to housing/residential development. It states:

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;.....and
- f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites."

Chapter 11 of the NPPF, dealing with the effective use of land, makes a further reference to housing in town centres. Paragraph 121 states:

"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;....."

The text supporting Policy CHNDP7 refers to the strong local desire for a wider retail range within Chudleigh and the plans that are aimed at maintaining and improving the vitality of the town centre. There are already more residential than commercial properties in the centre and consequently, if opportunities for more retail or other non-residential uses are to be maintained, there needs to be a cautious approach to allowing conversions of commercial premises to housing. The policy requires that cautious approach, but does not prevent conversions taking place when it has been shown that an existing business is not viable and the premises cannot be sold at a reasonable price. It is considered that the policy is entirely in line with the intentions of the NPPF in that it will allow conversions where it has been shown that there is no viable alternative and the loss of business premises does not threaten the vitality of the town centre.

Two reports on the current plight of the high streets were commissioned by the Government and published in December 2018:

The High Street Report was produced by an expert panel chaired by Sir John Timpson and made three main recommendations:

- establish a High Streets Task Force
- establish a Future High Streets Fund
- undertake local short-term measures to improve the quality of town centres.

The report does not make any specific recommendations in respect of the conversion of business premises into housing.

However, in his introduction, Sir John comments that: "We have more shops than we need and are short of housing in many parts of the country. It seems obvious to us that part of the retail estate should be converted into residential property where there is a housing shortage." There is no shortage of housing in Chudleigh and Sir John's comments fall far short of a overall conclusion that housing is needed in the high streets.

High Street 2030: Achieving Change was produced by the Institute of Place Management based at Manchester Metropolitan University. It consists of a number of case studies from around the country, examining initiatives in a number of town and city centres. While it makes specific reference to housing in some cases, it does not make any general recommendation in respect of conversions or other forms of residential development.

Chudleigh NDP Policy Review

In consultation with the TDC Neighbourhood Planning Officer the Chudleigh NDP Team amended the text of the Pre-Submission policies in line with the consultation feedback.

Amendments to the Pre-submission text are highlighted in **green**.

The revised policies were ratified and endorsed at an Extraordinary Meeting of the Chudleigh Town Council on 15th April 2019.

LIST OF POLICIES

CHNDP1: LOCAL HOUSING NEEDS

Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any 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:

- 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.

The specific needs shall be determined at the time of 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 purpose originally intended and are only available to people with a strong local connection.

CHNDP2: HEALTH FACILITIES

Proposals to expand the existing health facilities within the parish or provide new facilities, to meet the needs of the growing population, will be supported in principle.

CHNDP3: EDUCATION FACILITIES

Subject to a longer term need being established, proposals to expand existing education facilities in Chudleigh or to provide new facilities within the parish will be supported in principle.

CHNDP4: RESIDENTIAL PARKING

At least two off-street parking spaces shall be provided with each new dwelling and additional spaces, for communal and visitor use, shall be provided at the rate of one space per two dwellings. Proposals which seek to include parking provision below these standards will require robust justification which takes into account the site's accessibility; the type, mix and use of the proposed development and the proximity to, and availability of, public transport (see also POLICY CHNDP12: SUSTAINABILITY).

CHNDP5: HOUSING DESIGN

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 above). The new developments must be designed with attractive spaces between the buildings and be well integrated with earlier developments, taking every opportunity to enhance their surroundings (see also POLICY CHNDP12: SUSTAINABILITY).

CHNDP 6: FOOTPATHS AND CYCLEWAYS

Accessibility around the town, both on foot and by cycle, and links to the local and national networks beyond the town, will be enhanced. New residential and commercial developments shall incorporate safe footpaths and cycle ways which, where possible, shall connect to the existing networks, preferably off-road and sufficiently wide to give access to a variety of users including those using wheelchairs and mobility scooters. Every opportunity shall be taken to ensure that the new footpaths and cycle ways are designed with appropriate lighting and planting, to also function as wildlife corridors.

CHNDP7: SHOPS, FOOD OUTLETS AND PUBS

Planning permission for a development that will result in the change of use of a shop, café, restaurant, hot food takeaway or pub within the parish to a Use Class outside Classes A1, A3, A4 and A5 will only be granted if it can be shown that the existing business is not viable and it has been marketed at a reasonable price, reflecting the existing use (to be independently verified), for a minimum period of twelve months without being sold.

CHNDP8: INTERNET ACCESS AND NEW TECHNOLOGIES

Proposals to improve access to the internet and to increase the speed of broadband services, or to provide innovative services resulting from the introduction of new technologies, will be supported. Any new infrastructure must be carefully sited to minimise harm to the character and appearance of the surrounding area.

CHNDP9: BIODIVERSITY

Development proposals must ensure that they do not adversely affect the rich biodiversity of the parish which shall be maintained for its own sake and for the benefit of residents and visitors. To achieve this all of the following will be necessary:

- Developments that are located within 4km of Chudleigh Caves, within the South Hams SAC, must show how any losses in sustenance (total prey availability) for the Greater Horseshoe Bat population will be mitigated either on site or elsewhere within the sustenance zone. Any necessary mitigation measures shall be implemented prior to the occupation and use of the first dwelling.
- Where possible, biodiversity enhancements, such as unlit wildlife corridors, hedge banks, bat boxes or bird boxes, and new green spaces, designed to benefit both residents and wildlife, should be provided on site. All new planting shall only be undertaken using native, and locally characteristic, plant and tree species.
- Retained, enhanced and newly created habitats and features should, where applicable, be the subject of a legally binding agreement to ensure that they are managed for biodiversity and bio-abundance in perpetuity, in accordance with an agreed management plan.
- Identified ancient and veteran trees shall be protected and appropriate buffer zones around woodlands shall be excluded from development.

If the biodiversity compensation needed to offset losses resulting from the developments cannot be provided on site then it must be provided elsewhere within the parish.

CHNDP10: PROTECTION OF THE SOUTH HAMS SAC

Nothing in this NDP shall permit development which might have a negative impact on the South Hams SAC or its qualifying features, directly or indirectly, alone 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.

CHNDP11: THE TOWN'S LANDSCAPE SETTING

The areas referred to below and shown on figure 7 contribute significantly to Chudleigh's valued landscape setting and sense of identity:

- 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.

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 it can be shown that there is an overriding need or specific public benefit which cannot be met elsewhere within the parish.

CHNDP12: SUSTAINABILITY

All developments that will result in the provision of new dwellings or new commercial floor space must be designed in such a way that they do not add to flood risk and enable the use of solar or other technologies (including passive solar gain) which contribute to a reduction in the reliance on fossil fuels and an improvement in air quality. In particular:

- Surface water management must be designed to retard flows. The incorporation of new wetland habitats, such as ponds and marshy areas, and new woodlands will be strongly encouraged.
- The design and layout of any new development must aim to maximise the potential to take advantage of solar and other technologies provided that such an approach does not compromise the overall character of the development.
- New housing developments of five dwellings or more and all new commercial developments should, where possible, provide the space and infrastructure to enable the future provision of publicly accessible charging points for vehicles, for example adjacent to the communal and visitor parking areas referred to in POLICY CHNDP4: RESIDENTIAL PARKING.

CHNDP13: INDOOR COMMUNITY FACILITIES

Any proposal to enhance the existing indoor community facilities within the parish and any proposal to provide new accessible facilities will be supported.

CHNDP14: OUTDOOR COMMUNITY FACILITIES

Any proposal to enhance the existing outdoor community facilities within the parish or to provide new facilities will be supported. Any proposal to replace existing outdoor sports and recreational facilities with a non-sport or non-recreation related development will only be permitted where planning permission has already been secured for a replacement facility of at

least the same size, type and quality, in a similarly accessible location, and the developer has entered into a legally binding agreement to meet all the costs of providing the replacement facility and to complete the necessary works within an agreed timescale.

CHNDP15: TOWN CENTRE ENHANCEMENT

The enhancement of the town centre (the area defined in figure 8) in accordance with an approved scheme shall be implemented in stages and shall provide for:

- 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 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.

CHNDP16: DESIGN IN THE CONSERVATION AREA

Development within Chudleigh Conservation Area shall seek to preserve and enhance the traditional character and appearance of the area, its historic buildings and the spaces between them. All developments within, or with the potential to affect, the Conservation Area must have regard to the latest Chudleigh Conservation Area Management Plan. Particular emphasis shall be placed on retaining, repairing and reinstating traditional architectural features and detailing and on the layout of areas and the materials used. Proposals which seek to reverse damage to the Conservation Area, caused by previous actions, will be strongly supported

The final "submission version" of the Chudleigh Neighbourhood Development Plan may be viewed here:-

[http://www.chudleigh-tc.gov.uk/usercontent/doc/1704/chudleigh%20ndp%20-%20submission%20-%20may%202019%20\(2\).pdf](http://www.chudleigh-tc.gov.uk/usercontent/doc/1704/chudleigh%20ndp%20-%20submission%20-%20may%202019%20(2).pdf)



