

OUR CHUDLEIGH



Chudleigh's Neighbourhood Development Plan 2019-2033

Adopted/Made - March 2020



Chudleigh Town Council

FOREWORD

The Chudleigh Neighbourhood Development Plan is the latest in a series of planning processes undertaken in the parish of Chudleigh over the last decade. It builds on previous work resulting in the adoption of a Parish Plan and a Community Masterplan, both of which influenced the 'Chudleigh policies' in the Teignbridge Local Plan and will be referred to further.

Chudleigh is often simply referred to as 'a town', but it must be remembered that it is far more than that. It is a parish with a long and significant history that contains some glorious rural landscapes. The community nestles at the foot of the spectacular Haldon Hills, is at one of the gateways to the picturesque Teign Valley and is only a stone's throw from the Dartmoor National Park. The parish has easy access to the regional and national road network and is well placed to serve visitors both from the surrounding area and from further afield. However, in recent decades, as with many rural parishes, it has struggled to find its 'unique selling point' and to attract the investment needed to enable its economy to flourish and meet the needs of its growing population.

In common with many other communities, development has taken place without enough consideration being given to how the new will impact on the old and the needs of the wider community have not been met. Both the natural and built environments of the parish need attention and many of the facilities serving the population are now inadequate.

Chudleigh is a very active community, with more than seventy organisations, clubs and groups. Through the Town Council, it takes very seriously the concept of 'localism', as defined in the Localism Act of 2011. The ambition of influencing the destiny of the town, building a sustainable community with a bright future, has been a key driver in the production of the Neighbourhood Development Plan. It is therefore hoped that the completion and approval of the Plan will mark the beginning of an ambitious programme aimed at meeting local needs and improving the overall quality of life in the parish.

I would like to take this opportunity to thank the Neighbourhood Development Plan Team, led by Graham Wall, and the five Working Groups, who are all volunteers. They have devoted an enormous amount of time and effort to complete the process, analysing and compiling information, attending meetings, deciding on priorities, drafting text and manning exhibits. Their commitment to the parish and its future is something which we must all admire and, through their efforts, the successful delivery of the Plan will help to meet the needs and aspirations of both current and future generations.

Mike Underwood

Chairman of Steering Committee

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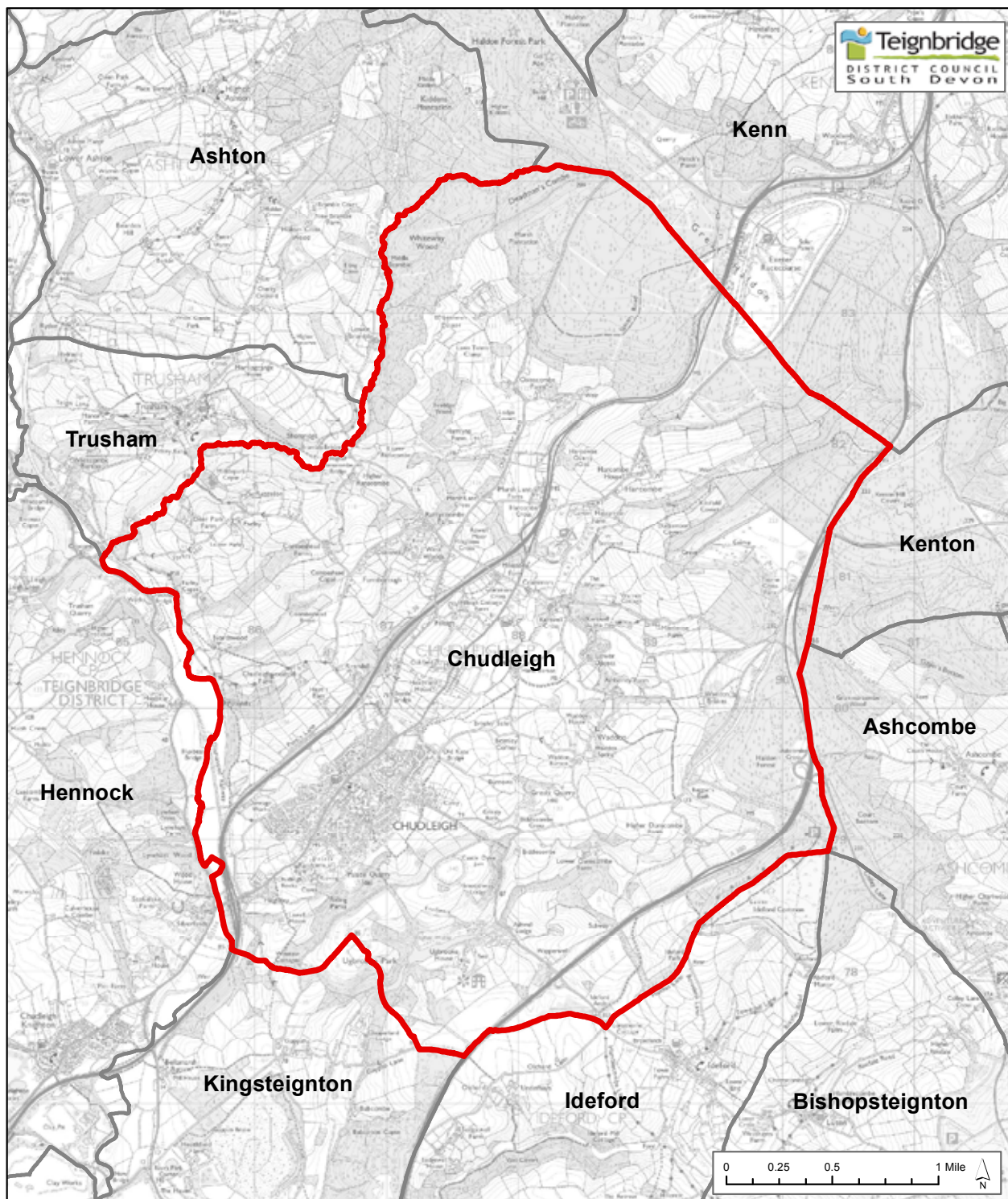
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INTRODUCTION

- 1.1 A Neighbourhood Development Plan (NDP) is a community-led framework for guiding the future development of an area. In the case of Chudleigh, it was agreed in August 2016 that the Plan area would encompass the whole of the civil parish (see figure 1) and the Town Council decided that its Town Enhancement Committee would be the Steering Committee for the process of producing the NDP.
- 1.2 The Plan concerns the use and development of land and is underpinned by an extensive process, aimed at identifying local needs and priorities, resulting in a set of development management policies. If the NDP successfully passes scrutiny by an independent examiner and is then given local approval through a referendum, it will be formally 'made' and the policies it contains will be adopted by the Local Planning Authority (Teignbridge District Council). Those policies will then be taken account of, either by the District Council or, at an appeal, the Planning Inspectorate, in the determination of applications for planning permission. In formal terms, the NDP becomes part of the Development Plan, alongside the Teignbridge Local Plan, the Devon Waste Plan and the Devon County Minerals Local Plan.
- 1.3 A local community's ability to prepare an NDP was introduced through the Localism Act of 2011. The law requires that an NDP must satisfy the following conditions :
 - 1 It must generally conform with the strategic policies of the Development Plan.
 - 2 It must take account of current national planning policies.
 - 3 It must contribute to achieving sustainable development.
 - 4 It must be compatible with European Union law (or other law which replaces or amends European Union law) and human rights obligations.
- 1.4 An NDP is not a tool to stop development. It is a set of positive guidelines, based on community consultation, and its policies will be given equal weight to those developed at district, county and national levels. It will thus ensure that the community has a stronger voice in influencing the development of its area and the contribution it makes to local facilities and the character of the local landscape.
- 1.5 The Chudleigh NDP has the same end date as the Teignbridge Local Plan and spans from 2019-2033. However the Local Plan is under review and will be rolled forward to 2040. It may therefore be necessary to refresh the NDP once the review process has been completed. That may not be a very extensive process and may simply involve rolling the NDP itself forward to 2040.
- 1.6 As with earlier planning exercises carried out in the Parish (a Parish Plan and a Community Masterplan), referred to further below, the process of preparing the NDP has been largely in the hands of a group of volunteers, consisting of an NDP Team and five Working Groups, all under the direction of the Steering Committee. The team has made considerable effort to avoid 're-inventing the wheel' by going over ground already covered in the earlier plans. However, largely as a consequence of public consultation, there has been an element of repetition of the core aspirations of residents which emerged from the earlier plans and have not significantly changed over the last decade. Those aspirations need to be acknowledged and addressed, but the emphasis should now be on meeting those local needs that have not previously been identified and dealt with by existing policies or on-going actions.

- 1.7 This is the final version of the Plan which has been examined and found to meet the Basic Conditions to proceed to referendum. The Plan has been amended after public consultation (Reg 14) which ran from 21st January to 4th March 2019 with additional modifications made by the plan examiner.

Figure 1 Map of Neighbourhood Plan Area (Chudleigh Parish)



Map of Neighbourhood Plan Area (Chudleigh Parish)

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TOWARDS A VISION AND BEYOND

- 2.1 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. It is located on what was the main coaching route from Plymouth to London.
- 2.2 In 1966 a review of the County Development Plan defined Chudleigh as a 'sub-urban town' or one which was sufficiently close to a sub-regional centre (Newton Abbot) to have strong connections to it, but sufficiently far away to be able to retain its own identity. In 1969, with that designation as the background, the Exeter and District Joint Feasibility Study suggested that the town, with a population of around 2,250, could accommodate an additional population of up to 10,000! However, following a public meeting in Chudleigh, the County Council decided that a plan for the town should be prepared, making provision for an expansion to accommodate between 4,000 and 5,000 additional people.
- 2.3 The A38 bypass, now part of the Devon Expressway, was opened in 1973, taking all major traffic out of the town, and in May of that year Devon County Council published the Chudleigh Outline Plan, proposing the development of approximately 135 acres, to accommodate housing for about 5,000 people, along with additional facilities including a new school. After a period of consultation and reconsideration an amended plan was adopted by the County Council in March 1974. It allocated a total of 95 acres for new housing, a new school, open space and other facilities.
- 2.4 The aim was to grow the town to a total population of 5000 over 20 years. However the development could not begin until a new sewage treatment works had been completed, delaying commencement for the better part of a decade. Teignbridge District Council, which took over the role of Local Planning Authority at local government reorganisation in April 1974, used that breathing space to develop design principles for the new developments. The older part of the town was designated as a Conservation Area in 1975 and, in November 1976, a brief for the residential developments was published, entitled the 'Chudleigh Design Guide' (appendix 1). Construction of the first of the new housing areas, now Palace Meadow and Lawn Drive, was begun in the early 1980s and the expansion of the town has proceeded steadily for more than three decades.
- 2.5 The growth of the parish population has been at a much slower pace than was originally envisaged and in 2007 Chudleigh Town Council asked a group of volunteers to prepare a Parish Plan (appendix 2) with the main aim of reviewing the assumptions made about the role of the town, dating from the 1960s. The preparation of the Plan was also an opportunity to gather information about the aspirations of residents, however long they may have lived in the town, and how those aspirations might be met. The Parish Plan was delivered in 2009 and, with the aid of consultants funded by central government, led to the production of a Community Masterplan (appendix 3).
- 2.6 The Masterplan was completed and adopted in 2011. It built on the work undertaken in preparing the Parish Plan and looked in some detail at issues such as the future of the town centre, traffic movements, the effects of pollution, economic vitality, education and housing needs. It also became obvious that the provision, maintenance

and improvement of the local infrastructure and facilities had not kept pace with the population growth. There was a significant shortfall in investment in the parish which needed to be reversed and the Masterplan became a practical blueprint for the future development of Chudleigh, based on the direct involvement of the community.

- 2.7 The Masterplan was a significant influence on the policies relating to Chudleigh in the Teignbridge Local Plan (appendix 4), adopted in 2014, and the expectation was that nothing further would be necessary since the Masterplan was very well received and was seen in some quarters as equivalent to a Neighbourhood Development Plan. However, in common with other similar plans, the Masterplan did not have any legal status. It was therefore concluded that, to raise the profile of the Chudleigh community and have the needs and aspirations of residents recognised in a locally prepared statutory plan, a Neighbourhood Development Plan (NDP) was needed.
- 2.8 In addition, there are financial benefits from having an NDP in place. In the absence of an adopted NDP, a local community will only receive 15% of the Community Infrastructure Levy (CIL) raised from developments within its parish. Whereas, with a 'made' NDP in place, the community will receive 25% of the CIL raised locally. That financial uplift will make a significant difference and will be a major contribution to the Town Council's efforts to provide infrastructure that meets the needs of a population growing by about 22% during the current Local Plan period (2013-2033). It will also assist in the efforts to highlight and enhance the cultural and environmental qualities of the parish which, in turn, will help to create a 'unique selling point' for Chudleigh, the bedrock on which a more sustainable local economy can be built, benefitting all age and socio-economic groups and laying solid foundations for the future.
- 2.9 It was in this context that work on the Plan began in the Autumn of 2016. As has already been mentioned, the Steering Committee established a Neighbourhood Development Plan Team. The Team's first task was to examine the Parish Plan and the Community Masterplan to determine what had been achieved in terms of meeting the aims of the earlier plans. It was clear that there were a number of 'headline' issues which needed further attention and a vision for the future of Chudleigh, with a set of objectives, was drafted. If satisfied, the objectives would lead towards the fulfilment of the vision. They related to:
- Housing
 - Employment and the Local Economy
 - Natural Environment and Landscape Setting
 - Indoor Community Facilities
 - Outdoor Community Facilities
 - The Town Centre and the Conservation Area.
- 2.10 It was further decided that a number of the issues referred to in the objectives needed more detailed consideration and four Working Groups were set up to look at:
- Housing, Employment and the Local Economy
 - The Natural Environment and Landscape Setting
 - Indoor Community Facilities
 - Outdoor Community Facilities

- 2.11 Since the District Council had produced a Conservation Area Management Plan and the improvement of the town centre was the subject of detailed consideration through a separate process, further work on those subjects was not considered to be necessary.
- 2.12 The Draft Vision and Objectives and the initial findings of the Working Groups were the subject of a public exhibition in Chudleigh Town Hall on 22nd April 2017 (appendix 5). The exhibition was attended by more than 200 people and 123 comments were made on the Draft Vision and Objectives along with other comments on specific topics (appendix 6): Housing and Employment (86), The Natural Environment (86), Indoor Community Facilities (65), Outdoor Community Facilities (70), Access and Communications (100). The majority of the comments were either positive or neutral and provided the core information for drafting the questions in the subsequent householder questionnaire (appendix 7). They also prompted a small number of amendments to the Draft Vision and Objectives which were then approved by the Steering Committee. The Vision and Objectives are set out in full below.
- 2.13 The householder questionnaire, referred to above, was produced with the assistance of 'Catalyst', the consultancy arm of Devon Communities Together. It was designed to allow everyone within a household to respond to the issues identified, through the earlier community engagement, as being of key importance to local residents. During early July 2017 the questionnaire was delivered to all households (about 1800) within the parish and was also made available online. In total 871 people completed the questionnaire, 683 on paper and 188 online. That amounts to almost 19% of the estimated population of around 4700.
- 2.14 A report on the outcome of the questionnaire survey (appendix 8) was prepared by 'Catalyst' and submitted to the Steering Committee in October 2017. Its conclusions, along with the responses to the issues raised at the April 2017 exhibition, have contributed to the formulation of the policies that follow.



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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
- 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.

New housing should not be provided without the application of 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 focussed economy can be developed, with less need for commuting.

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 cycle way network, shall be provided.

The Town Centre and the 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.

FROM OBJECTIVES TO POLICIES

- 3.1 While the public responses to the two consultation processes (the April 2017 exhibition and the householder questionnaire) were inevitably wide-ranging, there is a consensus around a number of issues. Those matters which would be a direct consequence of a housing or other significant development can be the subject of policies in this Plan while others can only be dealt with by, for example, being identified as priorities for the allocation of funds from the Community Infrastructure Levy (CIL) or through other public investment. The 'headline' issues, in no particular order, are:
- Any new housing should be designed to meet identified local needs, should be locally affordable and should have a traditional, locally distinctive appearance.
 - Provision of adequate car parking, particularly within areas of affordable/social housing is a key issue.
 - More general car parking, especially for residents, is needed and should be located as close as possible to the parts of the town where on-street parking is a particular problem.
 - The local wildlife habitats must be protected and enhanced.
 - There is a strong visual connection between the town and the surrounding countryside which is highly valued and should be maintained.
 - A new secondary school is needed.
 - The Conservation Area, especially the town centre, needs improvement with more care being necessary in respect of the maintenance of individual properties.
 - A multi-purpose community hall or community centre, in a central location, is needed.
 - New and more comprehensive sports facilities are needed.
- 3.2 Taking each objective as the starting point, and taking account of the 'headline' issues detailed above, the rest of this chapter sets out the policies for Chudleigh and explains why they are necessary and justified in the local context.

Housing Objective: 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
- wish to provide their own housing or
- are unable to find housing that is designed to meet their specific needs (eg the elderly and the less able).

New housing should not be provided without the application of 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.

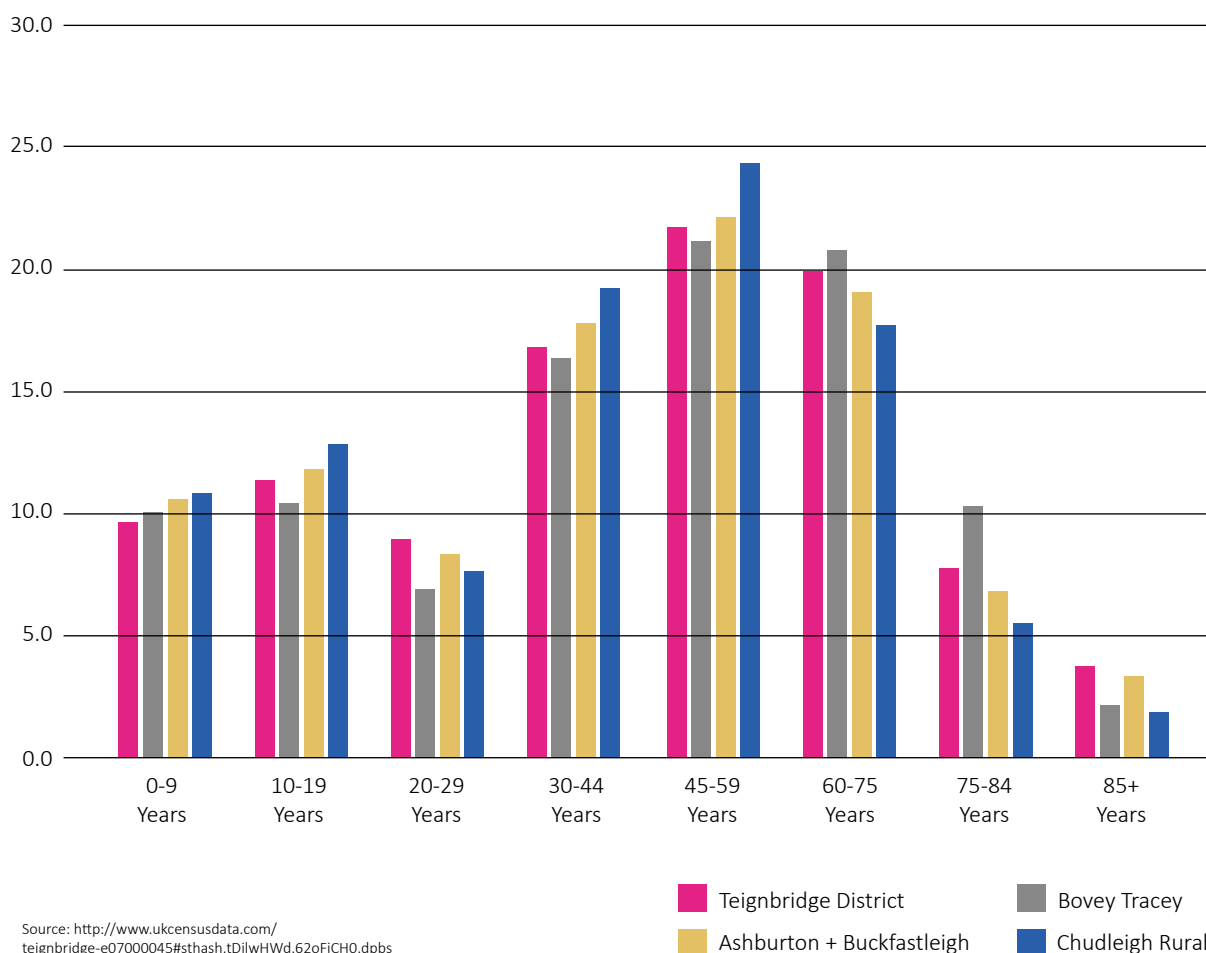
Local Housing Needs

- 3.3 The population of Chudleigh parish is approximately 4,700 and the 2011 census revealed that the average occupancy rate for Teignbridge as a whole is 2.2 persons per household. The Teignbridge Local Plan, adopted in 2013, allocates land to accommodate up to 435 dwellings. Assuming the Teignbridge-wide occupancy rate is

applicable to Chudleigh, this will increase the population by 957. However a population of 4700 divided by the estimated 1800 households reveals an average occupancy rate of 2.6 persons per household. It therefore seems prudent to assume that the increase in population will be about 1000, an almost 22% increase from current levels.

- 3.4 Feed-back from the consultations in 2017 indicates that some residents approaching their final years have to move away from the parish (and in some cases their families) because of the lack of suitable accommodation. In addition the policies dating from the 1960s, encouraging the development of the town as a commuter settlement, result in a higher than average younger population. These two factors contribute to the fact that the population of the parish is skewed away from older age groups.
- 3.5 The diagram below, taken from the 2011 census, shows that the number of residents over 60 is lower, as a percentage of the total population, than that of Teignbridge District as a whole, while the number of residents between 30 and 59 is higher. These figures will be important in determining the future housing mix within the parish and the impact that it will have on the sustainability of the community.
- 3.6 As has already been mentioned in the introduction, the Local Plan is currently under review, rolling it forward to 2040, and the District Council is being required to make provision for an estimated 760 dwellings per year (as of September 2019), across the District, from 2019 onwards. That estimated figure is likely to change when it has been calculated in line with the

Figure 2 Census Diagram Showing Age Ranges



2019 NPPF requirements and consequential changes in the review of the Local Plan may require amendments to this Plan, but for the moment there is no requirement to look for more development land within the parish. However, while those seeking open market, two-storey housing within Chudleigh are well catered for, there are specific needs which are not being met, as referred to in the housing objective and supported in responses to the public consultations. Further research has been undertaken, commissioned by the Town Council (appendix 9), to establish the precise nature and quantity of those needs and as much as possible must be done to ensure that any dwellings permitted to satisfy an identified need are retained for their intended purpose, as originally proposed (one of the categories of need referred to in the Housing Objective).

- 3.7 The policy below refers to dwellings only being available to people with a strong local connection. Teignbridge District Council's latest (April 2018) definition of 'strong local connection' is:

A person with a connection with the Primary Area (the parish), the Secondary Area (the adjoining parishes), the Tertiary Area (the district) or the County as appropriate and demonstrated by that person or a member of their household, to the reasonable satisfaction of the Council:

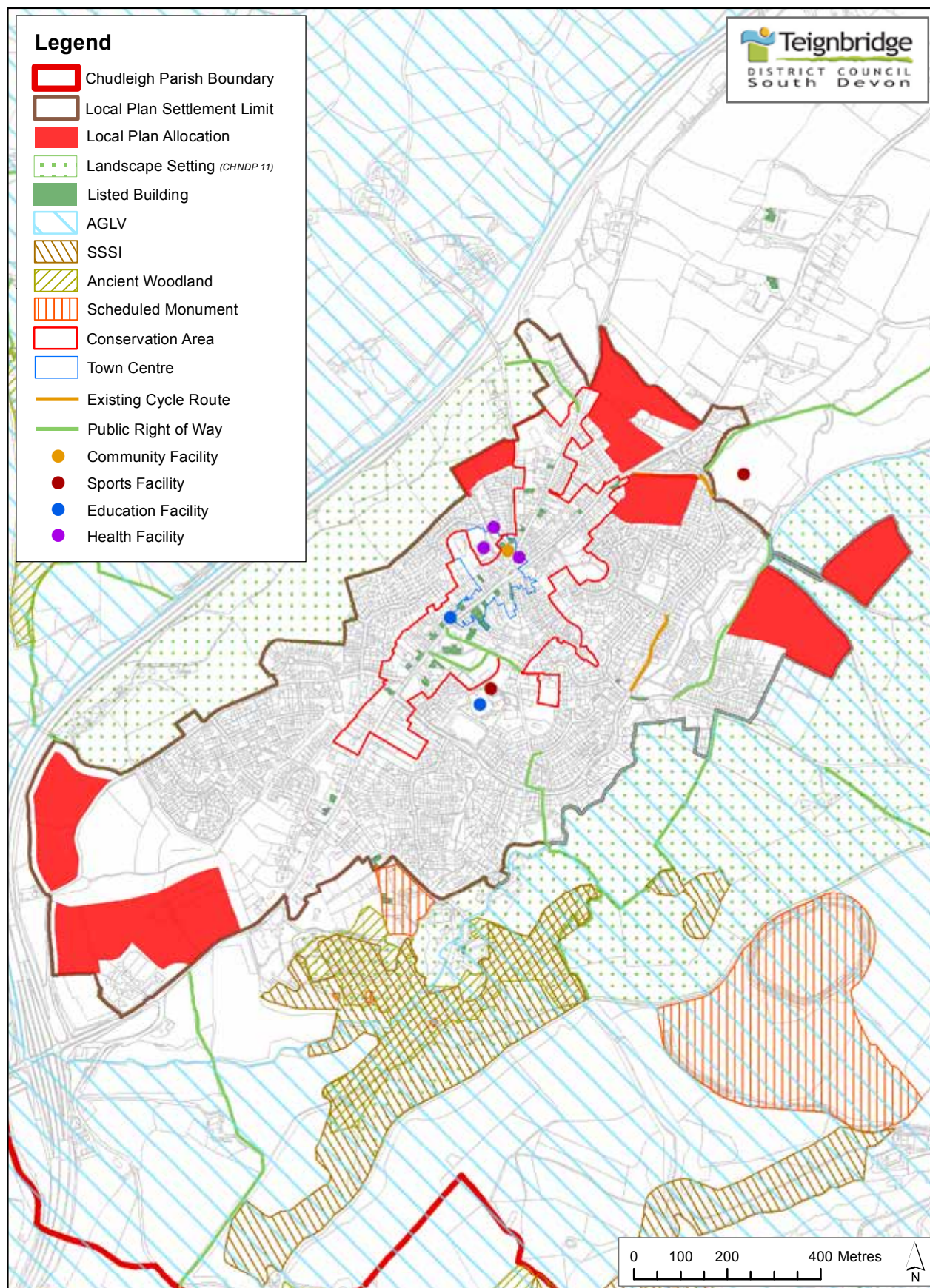
- (a) being permanently resident therein immediately prior to advertising (in accordance with the approved Scheme of Advertising) and that residence is of their own choice; or*
- (b) being formerly permanently resident therein for a continuous period of five (5) years; or*
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to advertising (in accordance with the approved Scheme of Advertising); or*
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to advertising (in accordance with the approved Scheme of Advertising); or*
- (e) being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Devon Homechoice policy, as amended from time to time.*

POLICY CHNDP1: LOCAL HOUSING NEEDS Any affordable housing permitted as part of a scheme on land allocated for development in the Local Plan and any affordable housing permitted on land over and above that which has been allocated, shall be offered initially to people with a strong local connection as defined by the LPA in their Homechoice Policy and cascade down from the Primary to the Tertiary area as defined in the Homechoice Policy. This will apply to eligible people who:

- are unable to afford open market housing or
- wish to provide their own affordable housing or
- are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able.

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.

Figure 3 Policies Map



Policies Map

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Health Facilities

- 3.8 The overall increase in the parish population will inevitably lead to further pressure on local services and there is a perceived need for more health and education facilities. It is understood that the two GP practices within the town will, in the short term, aim to cope with increased demand through the greater use of digital technology. However there may be a need to expand premises in the longer term. The dental practice is intending to expand and is searching for larger premises or a site on which to build.

POLICY 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.

Education Facilities

- 3.9 To accommodate the short to medium term demand for school places that will arise from the new developments, the primary school will be expanding, with a new classroom block. However, given the population increase both in Chudleigh and other nearby towns and villages, there is a need for a comprehensive examination of education needs in the area to establish whether a new secondary school or a 'through school' is necessary. If the case for a new school is made, whether it should be located in Chudleigh or elsewhere can only be determined by other authorities. Previous draft proposals for a new school in the parish were supported locally, but were not taken forward and there will be local support for any new proposals to add to existing facilities, if a need is established.

POLICY 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.

Residential Parking

- 3.10 As with many historic settlements, there is an acute residential parking problem in the older parts of the town to which there is no easy solution. However the problem should not be exacerbated by the under-provision of parking spaces for new dwellings, as has been the case in respect of developments in the recent past. A survey within the developed areas of Chudleigh, carried out between 8pm and 9.30pm on Tuesday the 1st May 2018, revealed that there were 631 vehicles parked on the roadsides. As part of the same survey, a count was undertaken of the vehicles parked on the road at Coburg Crescent, the most recently completed development in the town. That development consists of 43 dwellings, with at least two off-street parking spaces per dwelling, but there were still 20 vehicles parked on the road, a ratio of 'excess' vehicles to dwellings of 0.43, strongly indicating a need for a further 0.5 parking spaces per dwelling.
- 3.11 Feedback from residents across the socio-economic spectrum indicates that the local bus services, being at a minimum, are not an adequate substitute for the private car and, as far as is known, there are no novel solutions in the pipeline that might solve the local transport problem. As a consequence there are often more vehicles per household than can be accommodated within the parking spaces provided, regardless of the type or size



Woodway Street



Colway Lane



Exeter Road



Millstream Meadow



Parkway Road



Public Car Park

of dwelling. Furthermore the 2011 census showed that, while the national average car ownership is 1.2 per household, in Chudleigh the average is 1.5 per household.

- 3.12 A significant majority of the responses to the householder questionnaire considered it important that new developments have adequate off-street parking. Based on the evidence referred to above, it is considered that, in the Chudleigh context, 'adequate' means more than has been provided in the past. For example, it is often assumed that a one-bedroom flat only requires one parking space. However, Chudleigh's function as a commuter settlement means that two people living in a small flat may require two cars to enable, for example, one to travel to Exeter while the other works in Torquay, and they also need space for visitors to park. Therefore within all residential developments provision must be made for the parking of vehicles at a level appropriate to the type and size of each dwelling and additional parking spaces for visitors must be provided in convenient locations.
- 3.13 With careful design, an adequate number of car parking spaces can be incorporated into all developments without detriment to their overall quality or character. If adequate provision is not made then the existing problem will simply be repeated in other parts of the town, leading to even more on-street parking, detracting from the appearance of the new estates. Examples around the town clearly show that on-street parking causes obstruction and traffic flow problems due to the reduced capacity of the roads.

POLICY 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).

Housing Design

- 3.14 Design is often a contentious issue with some dismissing it as unimportant or simply a matter of opinion, but neither is true. The design of buildings and their surroundings is vitally important in place making and in towns like Chudleigh inspiration should be taken from the traditional building styles and spaces within the historic core. That has not been the case in the last few decades, with most of the housing from the post-war period having a standard 'anywhere' appearance or being in a distinctive but alien style.
- 3.15 In more recent years greater effort has been made to design and build houses that reflect the traditional, historical characteristics of buildings within the older parts of Chudleigh. Features of those buildings, now adopted by some developers, include:
- well-balanced proportions
 - rendered or limestone walls
 - steeply pitched roofs covered with natural slate of a mid-grey-blue colour
 - side-hung casement or vertical sliding sash windows
 - chimneys
 - porches or canopies over their main doors
 - gabled dormer windows
 - detailing such as shallow bay windows or door case pilasters
 - boundaries defined by low limestone walls or iron railings.

This is not an exhaustive list of traditional features, neither is it considered that all of these features are necessary in every development. However house designs which include features such as those listed are likely to be more welcome and sit comfortably within the parish, in contrast with some of the developments of recent decades. The photographs below show some examples of recent developments which are considered to be attractive and include some of the features.



- 3.16 While developments which include the features referred to are well liked, a traditional design approach does not mean that there is no place for good modern and energy efficient buildings, either carefully integrated with the old or as 'statement pieces' within their own settings. However the clearly expressed public desire for a more traditional approach to the design of new housing (and other buildings) should be acknowledged.

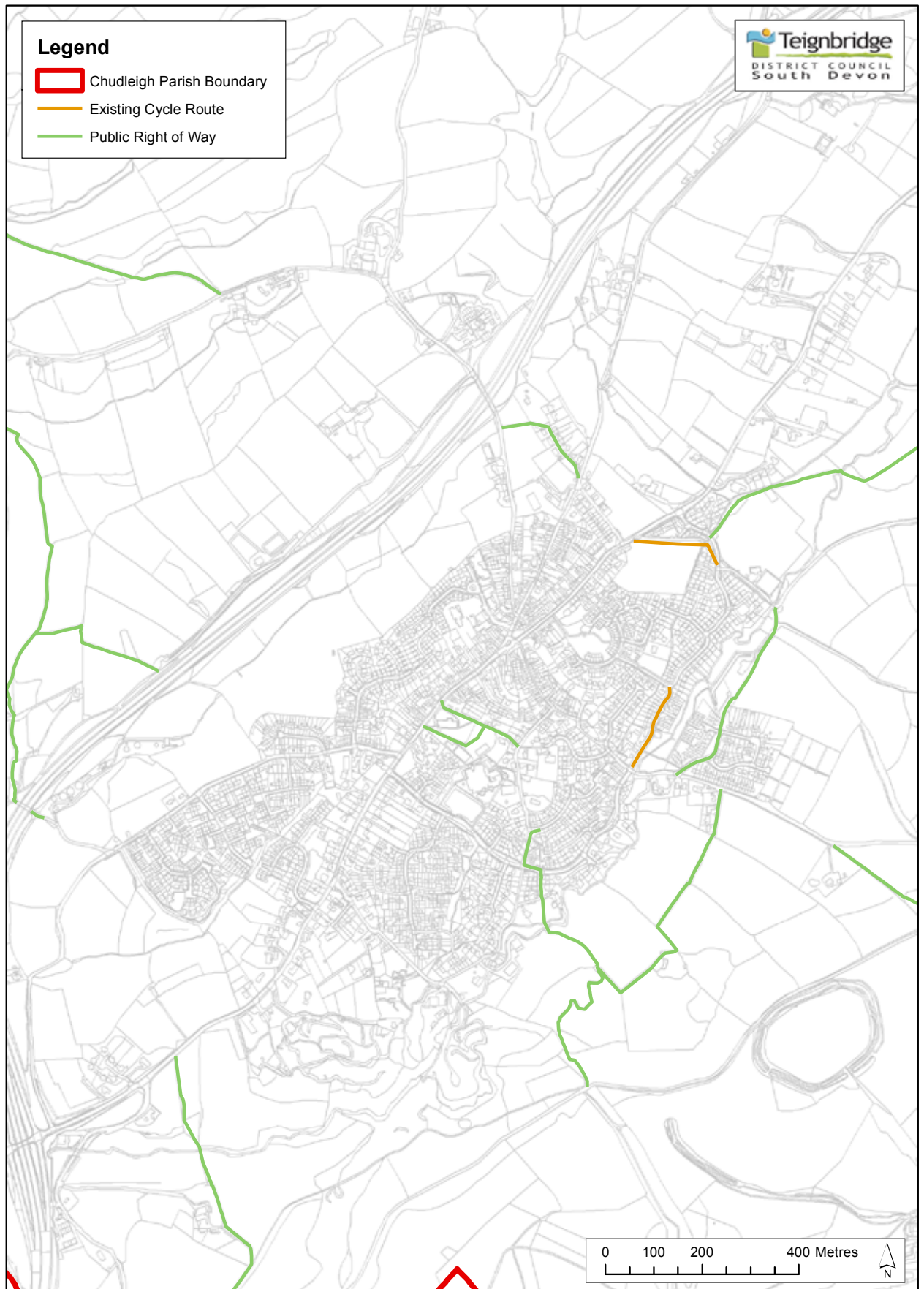
POLICY CHNDP5: HOUSING DESIGN All new residential developments within the parish, including those developments which adopt an innovative design approach, shall be inspired by and reflect the traditional, historical characteristics of buildings in Chudleigh as described in paragraph 3.15 of this Plan and the Conservation Area Management Plan 2012 (or subsequent revisions). 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

Footpaths and Cycle Ways

- 3.17 The layout of Chudleigh has evolved over a thousand years and was obviously not designed to cope with the cars and heavy vehicles that are an essential part of life today. Walking and cycling are the most important means of reaching the town centre for 94% of respondents to the householder questionnaire. Furthermore, 40% of respondents reported walking or cycling outside Chudleigh for exercise.
- 3.18 The advantages of safe, pleasant, interconnected and easy to use foot and cycle ways are recognised. They include physical and mental health benefits, the protection of children and other vulnerable groups from road traffic, a reduction in the number of car journeys and the consequential reduction in air pollution, including the generation of greenhouse gases.
- 3.19 Complaints voiced at the April 2017 exhibition and in responses to the householder questionnaire related to the difficulty of parking, the speed of traffic through the town and congestion. The provision of facilities which encourage and help to reduce the use of vehicles will both benefit the local environment and contribute to fulfilling the sustainability aspirations which underpin the planning system, nationally and locally. Therefore improving the network of footpaths and cycle ways is considered to be an important objective for the well-being of Chudleigh's population and the connection of new developments to the existing network can contribute to the social integration of new residents with the wider community. Both of these factors are referred to in the Teignbridge Local Plan policy S2 Quality Development.

POLICY CHNDP6: FOOTPATHS AND CYCLE WAYS 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.

Figure 4 Cycle Ways and Public Rights of Way



Cycle Ways and Public Rights of Way

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Employment and the Local Economy Objective: 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 focussed economy can be developed, with less emphasis on commuting.

Shops, Food Outlets and Pubs

- 3.20 The aim of the 1966 County Development Plan policy, which determined that Chudleigh should be developed as a 'sub-urban town', has been successfully achieved in that the town has doubled in size, providing housing for an additional population of about 2500. However, at a time when out-of-town shopping centres were almost unheard of and the adoption of the principle of sustainability in planning was decades away, the consequences of the designation for the local economy were not foreseen.
- 3.21 The majority of the new residents commute to Exeter, Newton Abbot, Torbay, Heathfield, Plymouth or further afield and do their major shopping close to their places of work rather than in the centre of Chudleigh. As a result the range of shops within the centre has diminished with the losses including three butchers, a bakery, a newsagent, a café, two antique shops, a shoe shop, a book shop and a haberdashery. On the positive side, some of those have been replaced by similar or other businesses, which appear to be thriving, but the overall picture has been one of steady decline, with a loss of choice and convenience.
- 3.22 That is not an uncommon occurrence in towns or villages the size of Chudleigh, but it is in stark contrast to the situation in the nearby towns of Bovey Tracey and Ashburton, both of which have thriving centres offering a wide choice including some specialist shops. The problem seems to be the fact that Chudleigh lacks a readily identifiable unique selling point or attraction, like the Craft Centre in Bovey Tracey or the antique shops in Ashburton. It therefore has nothing obvious to draw visitors looking for a way to spend a pleasant half day out who will almost inevitably spend money in the local shops or buy lunch or a cream tea, thus supporting and helping to maintain the range of outlets for residents.
- 3.23 Ways to create that unique selling point were considered at length through the Parish Plan and Community Masterplan processes and it has been decided that enhancing the town centre, making it more pedestrian friendly, is what is needed, along with 'marketing' the town's spectacular location and the parish's wealth of wildlife. Possible improvements to the town centre will be referred to later, but it should be noted here that they may require a significant level of investment in the town and there is no point in improving the public space if there are no shops, cafes, restaurants or pubs to serve visitors.
- 3.24 The public consultations showed that there is a strong local desire for a wider retail range within Chudleigh and it is considered important to maintain as much as possible of the existing commercial floor space. In addition, it must be acknowledged that the retail outlets, catering establishments and various service businesses within the town are an important part of the local economy, providing employment and reducing the town's carbon footprint as a result of there being fewer car journeys.
- 3.25 It is considered that the relevant Teignbridge Local Plan policy (EC8 Secondary Shopping Frontages) is mostly adequate to safeguard the number and variety of shops and other facilities within the town centre. However, when a development is proposed that will result in the permanent loss of a shop, a food outlet or a pub (uses within Classes A1, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987, as amended), and it will not be replaced by another use within Classes A1, A3, A4 or A5, there should

be a requirement to show that it is not viable and has been marketed at a reasonable price and for a significant period before a decision is made.

POLICY 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 or 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.

The Wider Local Economy

- 3.26 Looking at the wider local economy, it is generally agreed that there is an imbalance between the amount of housing within the parish and the opportunities for employment. Two relatively recent developments, the Expressway Business Park (accommodating, inter alia, the Virtual Jet Centre) and the building at Harcombe Cross (now occupied by two high-tech business which have relocated from Exeter), have begun the process of restoring a degree of balance and the mixed development planned for the area adjacent to the A38, on the south-west side of the town, will include new commercial floor space, thus continuing the process. It should also be noted that Skaigh Engineering, which was established in 1965, continues to provide a range of valuable services including the manufacture of high quality die castings.
- 3.27 The existing businesses within the parish are highly valued, and should be retained, and new commercial developments will be supported provided that they comply with other policies in the Teignbridge Local Plan and, in particular, do not harm the town's landscape setting or habitats and support the vitality of the town centre. The relevant policies in the Local Plan (EC2 Loss of Employment Sites and EC3 Rural Employment) are considered adequate and therefore no additional policies are necessary in this respect.



New building at Harcombe Cross now occupied by two high technology companies



A long established local business

Internet Access and New Technologies

- 3.28 There are indications from the public consultations that there is a need to enhance the ability for everyone within the parish, not just those living in the town, to access faster broadband services. Available speeds vary throughout the parish and can be as low as 1mbps in some places, compared with around 60mbps or more in parts of the town. Such services are important to enable the establishment of businesses in rural areas, especially those that are home-based, and any proposals to enhance the existing services or provide new services will be supported.

POLICY 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.

Natural Environment and Landscape Setting Objective: 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.**

Biodiversity and Protection of the South Hams SAC

- 3.29 The town of Chudleigh is set on the south facing slopes of the Haldon Hills and is bounded by the limestone ridge of Ugbrooke to the east and the Bramble Brook to the west. The diversity of geology, soils and landforms, and their management, support a wide range of wildlife habitats and species making Chudleigh one of the most biodiverse and geodiverse parishes in the District, as confirmed by Devon County Council's Chudleigh Parish Biodiversity Audit of 2010 (appendix 10). These natural assets must be protected and enhanced to ensure that the unique nature of the parish is preserved for the good of all, an aim which was supported by the majority of responses to the public consultations undertaken in 2017 and is fully in line with the Government's 25 year environmental strategy which includes an aim to achieve 'thriving plants and wildlife' by 'recovering nature and enhancing the beauty of landscapes'.
- 3.30 The existing legal and policy framework gives protection to a wide range of designated sites, habitats and species. Chudleigh Caves provide a maternity and hibernation roost for the internationally rare Greater Horseshoe Bat and, together with the surrounding woodland, are part of the South Hams Special Area of Conservation (SAC), a designation derived from EC Directive 92/43 which gives strong legal and planning protection to the bats both inside and outside the SAC. The directive extends protection to the 'sustenance zone' (areas within a 4km radius of the caves) within which the bats obtain their prey. A Habitat Regulations Assessment (HRA), required under the Habitats Directive, has been undertaken (appendix 11) in respect of the policies within this Neighbourhood Development Plan to ensure that there will not be an adverse impact on any European wildlife site. The HRA identified the need for an additional protective policy in respect of the South Hams SAC. That policy has now been incorporated.
- 3.31 There is also a degree of protection for other sites, shown on the map below (figure 5). However, while designating sites helps to maintain the diversity of wildlife, it has limited impact on the total mass. Research shows that there has been a widespread decline

in the quantity of flying insects across a range of habitats and that small, fragmented nature reserves are insufficient to reverse this trend. This decline has been noted in the parish with one respondent to the public consultations saying: “I walked the mile or so into town from my farm and only saw seven moths. I used to see hundreds”.

- 3.32 The Devon banks, trees and hedgerows (including ancient and veteran trees), green lanes and watercourses that are such important features of Chudleigh’s landscape are valued by residents for themselves and are also an essential network for wildlife distribution. The open pastures within the landscape are a crucial source of the beetles, flies, moths and other species that support the local bat populations. The numerous veteran trees, undesignated woodlands and orchards are also vital in supporting a vibrant wildlife in the parish.

POLICY 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:

- 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.



Peregrine Falcon



Green Winged Orchid



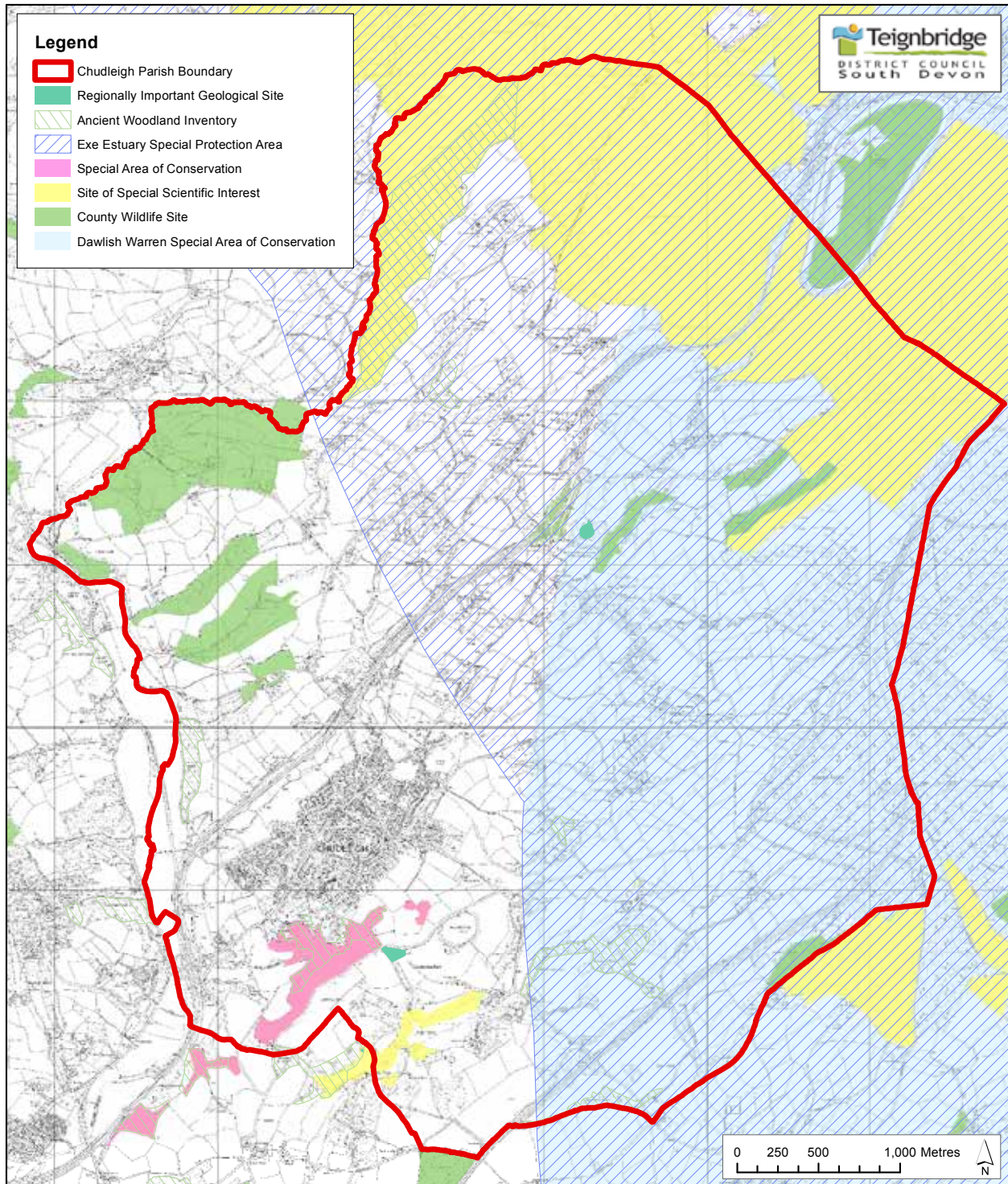
Marble White Butterfly



Greater Horseshoe Bat

POLICY CHNDP10: PROTECTION OF THE SOUTH HAMS SAC Nothing in this NDP shall permit development within the Parish of Chudleigh which might have a negative impact on the South Hams SAC or its qualifying features, directly or indirectly, 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.

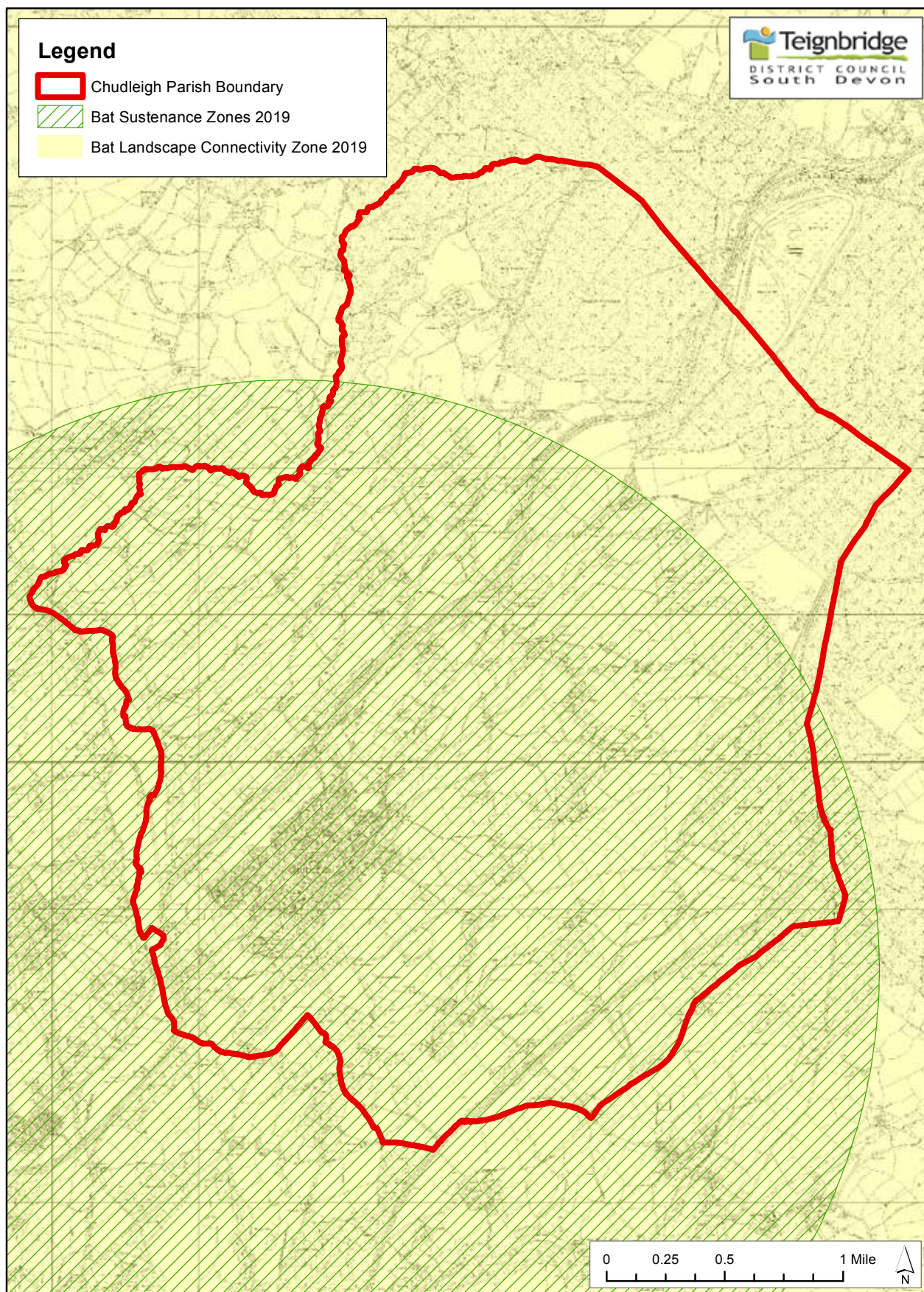
Figure 5 Nature and Conservation Designations



Nature and Conservation Designations

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Figure 6 Bat Sustenance Zones



Bat Sustenance Zones

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The Town's Landscape Setting

- 3.33 Chudleigh is a linear, ridge-top settlement extending from the A38 in the south-west to a point approximately 2.4km to the north-east. The limestone ridge of Ugbrooke and the Haldon Hills are a spectacular backdrop to the town as, to a lesser extent, are the lush Teign valley and the 'foothills' of Dartmoor. The surrounding countryside is viewed, to varying degrees, from locations throughout the parish and there are no viewpoints that are more significant than others. Rather it is the totality of the town's landscape setting that is valued by residents, both for the close proximity and accessibility of the countryside and the contribution it makes to the sense of community identity. It needs to be protected for its own sake and also because of what it adds to the quality of Chudleigh and the opportunities it offers for recreation.
- 3.34 Of particular importance is the steeply sloping land between the A38 and the north-western side of the town, designated as 'Other Green Infrastructure' in the Teignbridge Local Plan, and the land which slopes upwards from the south-eastern side of the town to Ugbrooke ridge, part of which is also designated as 'Other Green Infrastructure' and, in addition, is within a designated 'Area of Great Landscape Value'. Paragraph 170 of the NPPF states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);...

The photographs below show the way in which the land rises from the A38 to the north-western edge of the town and again rises from the town's south-eastern edge up to Ugbrooke Ridge. The quality of those areas and their contribution to the local landscape character depend on the fact that they are largely undeveloped and it is therefore considered that any future development within them should only be permitted if it can be shown that they do not detract from the landscape setting of Chudleigh.

POLICY CHNDP11: THE TOWN'S LANDSCAPE SETTING The areas designated as landscape setting and shown in figure 7, contribute significantly to Chudleigh's valued historic landscape setting and sense of identity.

To conserve the visual integrity of these areas and the contribution they make to the setting of Chudleigh, any proposed developments within them will only be permitted if they do not detract from the quality of the areas and the landscape setting of Chudleigh.



Two views from Lawn Drive, showing the land on the south-eastern side of the town, rising to Ugbrooke Ridge.

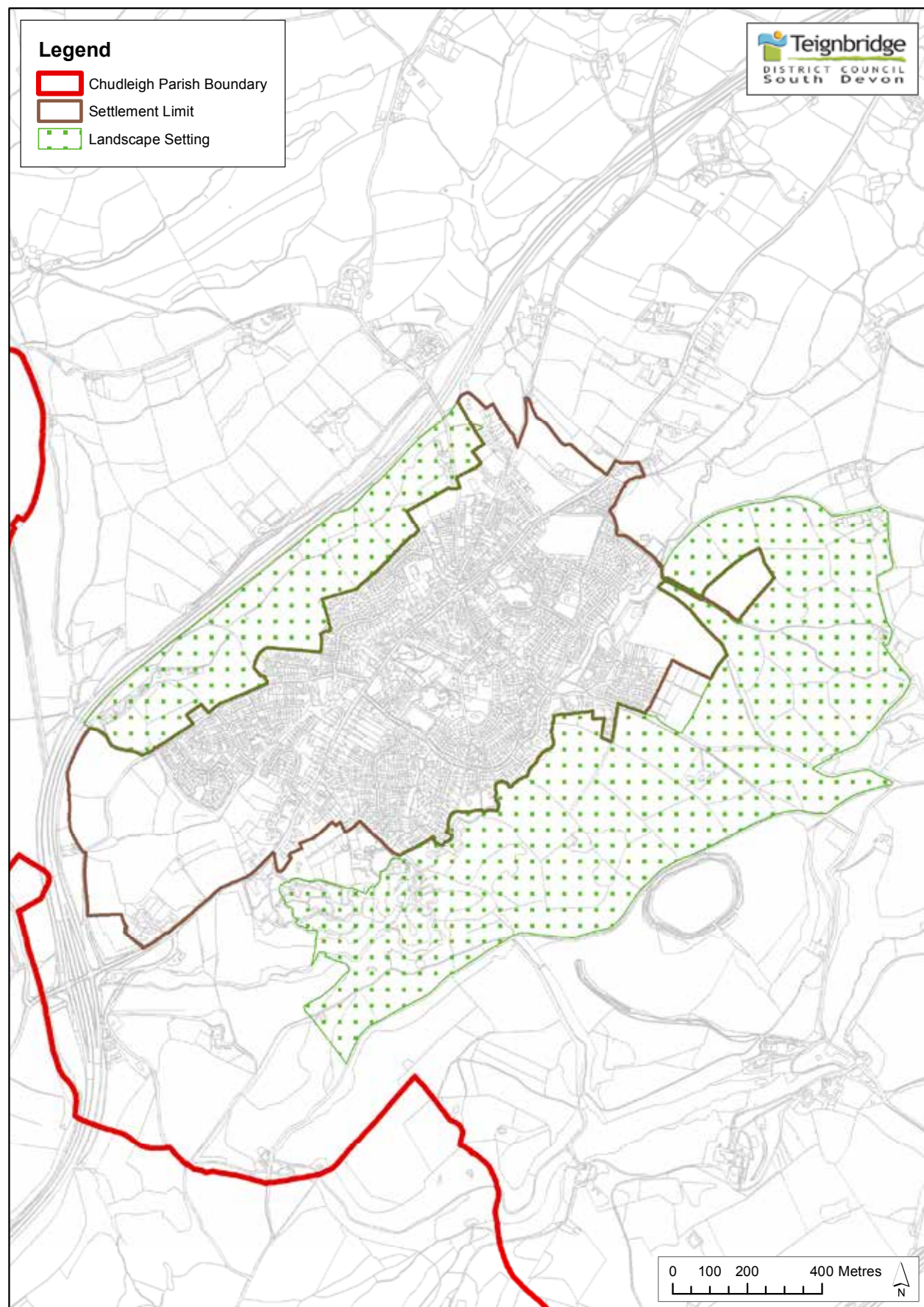


Two views from a property in the town centre, also showing the land rising to Ugbrooke Ridge.



Two views from the north western side of the A38, showing the land rising from the A38 to the edge of the town.

Figure 7 Landscape Setting



Landscape Setting

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Sustainability

- 3.35 The principles of sustainable development, both economic and environmental, underpin the planning system and have been supported by Chudleigh residents through the preparation and approval of the Community Masterplan and the more recent consultations in respect of the NDP. Specific comments at the exhibition in April 2017 and in response to the householder questionnaire focussed on the desirability of reducing the town's carbon footprint, the reduction of atmospheric pollution, including greenhouse gas emissions, and rainwater management to reduce the frequency and severity of flooding.
- 3.36 More than 50% of the responses to the householder questionnaire considered that new builds should be more environmentally friendly through being well insulated, incorporating solar panels, having facilities for the recycling of 'grey' water and being served by appropriate sustainable drainage systems. Enhancements, as referred to in Policy CHNDP9: Biodiversity, can also help to make developments more environmentally sustainable. However the design and layout of recent developments in Chudleigh have paid little or no attention to the opportunities for householders to take advantage of CO2 reducing technologies. For example, the Coburg Crescent development, towards the south-western end of the town, has less than 25% of its roofs orientated to make best use of solar power.
- 3.37 It has been acknowledged that car ownership is essential in rural areas with poor bus services, but there is no doubt that cars contribute to poor air quality which is of particular concern in the historic core of the town and near the school. The national plan to phase out the use of fossil fuels for personal transport will have a substantial impact on residents with no off-road parking close to their homes, and therefore no access to domestic charging points, thus limiting their choice to hybrid engines. Like the residential parking problem in the older parts of the town, there is no easy solution to this. However a start must be made on providing for the installation of accessible charging points, in line with the policies set out in the Department for Transport publication 'The Road to Zero' (appendix 12).

POLICY 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.

Indoor Community Facilities Objective: 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.

Indoor Community Facilities

- 3.38 Chudleigh currently has over 70 community groups and organisations of various sizes, serving a wide cross-section of the local population. This is evident from the booking logs of community venues, regularly published community diaries and local knowledge.
- 3.39 The various meeting places are managed by organisations which have their own programmes, but nevertheless make their premises available to the wider community. In addition to the Town Hall, groups meet in the Parish Church, the Community School Hall, the Millenium Youth Centre, the library, the Scout Headquarters, the Constitutional Club, the four pubs and the meeting place recently established by the Baptist Church, adjacent to Conduit Square, all of which are central to the town and well used. However in recent years the parish has lost two meeting places which were valued and regularly used: the Ambulance Hall and the Baptist Church.
- 3.40 The Parish Plan, the Community Masterplan and the Teignbridge Local Plan all identified a desire for new and enhanced community facilities, particularly for sports. This was confirmed in the responses to the NDP householder questionnaire which also called for more music, drama and entertainment events to be held locally, requiring appropriate venues. The likely 22% increase in the parish population during the Local Plan period will add further pressure for the provision of new, accessible indoor facilities, available to the whole community, to accommodate sporting, cultural and social activities. While it might be assumed that such facilities will be funded by the local share of the Community Infrastructure Levy, there will be many demands for the use of the Levy and it is concluded that there is justification for requiring an additional contribution from developers who are building ten dwellings or more, to be used specifically for the enhancement of existing facilities or the provision of a new venue. In reaching that conclusion it is accepted that, in accordance with the Community Infrastructure Levy Regulations 2010, only the first five developments can be required to make such a contribution.
- 3.41 Possible sites for a new building within the parish have been identified and, in determining needs, input has been sought from user groups and owners of existing venues to ensure that the delivery of new facilities does not prejudice the future viability of the existing. Other research has been undertaken, including visits to indoor facilities in neighbouring communities, to establish basic data. Further work will be undertaken to determine the likely cost of a new hall to accommodate a variety of uses. The anticipated cost will help in the apportioning of contributions between the first five major residential developments.

POLICY 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.

Outdoor Community Facilities Objective: 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 cycle way network, shall be provided.

Outdoor Community Facilities

- 3.42 Private members clubs with premises at the Kate Brook Sports Centre, on the north-eastern fringe of the town, currently provide facilities for cricket, football, crown green bowling and petanque and there is no proposal that would lead to the loss of those facilities. However participation in other sports including hockey, rugby, tennis, netball, athletics and archery require Chudleigh residents to find facilities or clubs elsewhere.
- 3.43 Membership of the cricket and football clubs is severely constrained by the lack of space within the sports field which, along with the pavilion, is subject to an arrangement with the Clifford Estate Company, the landowner. When negotiating a new 50 year lease with the landowner, it was anticipated that additional land and facilities would be provided to allow, in particular, the expansion of the football club. That would, as a consequence, have allowed the cricket club to utilise the space vacated by the football club. Negotiations with the Clifford Estate Company are ongoing and, in the interim, the existing sports centre needs to be protected to ensure that any proposals which might result in its loss or reduction in size are only approved if new and equivalent facilities are provided.
- 3.44 Feedback from successive surveys, including the NDP householder questionnaire, indicates strong support for the provision of a new outdoor sports centre, providing the space needed not only to cater for demand from the existing and future population of Chudleigh, but also providing a facility for use by neighbouring communities. The new outdoor sports facilities will add to the existing variety of provision within the parish which includes an international standard skate park, an adult exercise area and children's play areas, all of which were provided as a result of agreements under S106 of the Town and Country Planning Act 1990. However, unlike the indoor community facilities, the need for improved outdoor facilities is identified by the District Council as something to be funded from the CIL which therefore rules out the use of S106 (regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010). The Town Council has completed a Sports Strategy (appendix 13), mirroring the Teignbridge District Council Pitch Strategy 2018 (appendix 14), which highlights the needs and potential sports sites over the period 2018/2021.

POLICY 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.

The Town Centre and the Conservation Area Objective: 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.

Town Centre Enhancement

- 3.45 Chudleigh Conservation Area was first designated in 1975 when it covered an area of 12.5 hectares. The boundary was reviewed in 2010 when extensions and minor adjustments resulted in a new area of 15 hectares. It covers the traditional heart of the town, especially the town centre, but extends well beyond that, as far as Heathfieldlake Hill to the north-east and The Parade to the south-west.
- 3.46 The principal defining characteristic of the heart of the town is the number of surviving early to mid-nineteenth century buildings, constructed over a relatively short period after the devastating fire of 1807. However, while the centre of the town was destroyed, beyond the limit of the fire there remain buildings with origins as far back as the 13th century and, in respect of some individual buildings, even earlier (the church dates from the 11th century).
- 3.47 The fire was considered to be a national calamity and, in 1808, the rebuilding of Chudleigh was the subject of an Act of Parliament which sought to ensure that the new town centre would be safe from further damage by fire. It resulted in frontages being re-aligned and, for example, a much wider Fore Street contrasting with the narrower, more medieval, Clifford Street. The outcome is a layout which is of far more than local interest and significance.
- 3.48 While relatively few buildings are listed there is an abundance of varied architecture within the historic core, with a predominance of rendered facades enhanced by attractive detailing. The buildings range from higher status houses in key locations to more modest period houses and cottages, all of which contribute to the important frontages along the central streets.
- 3.49 It is clear from the responses to various public consultations over recent years that the historical character of Chudleigh is much valued. However there is concern that some buildings are not maintained to a reasonable standard and that there has been a lack of investment in the public spaces, resulting in a somewhat neglected appearance. Together these factors have a negative impact on the attractiveness of the town to visitors and thus a knock-on impact on its economy, already referred to above.
- 3.50 To address the problem it was concluded, through the Parish Plan and Community Masterplan processes, that a comprehensive town centre enhancement scheme was necessary with proposals ranging from the installation of new, and more appropriate, street lighting to the creation of a pedestrian friendly 'town square'. The enhancement of the town centre, through the creation of the town square, was adopted by the District Council and included as part of a policy in the Teignbridge Local Plan. The District Council went further in its commitment to the scheme by funding design work as part of the Teignbridge Towns and Village Project, published in 2012 (appendix 15). The basic design concepts resulting from that work have been taken a stage further by LHC architects and a further report, entitled 'Chudleigh Town Centre – Public Realm Improvements' (appendix 16), has been prepared for the town council. That report examined the concept in a little more detail and provided a broad overview of the likely costs should it be decided to proceed with a comprehensive scheme.
- 3.51 However, before any scheme proceeds, it will be necessary to undertake more detailed design work which will be the subject of public consultation and discussion through

events such as exhibitions and workshops. The implementation of any scheme will depend on the availability of CIL and on the level of commitment by the District Council. It is likely that it will have to be implemented in stages, as funds become available, and any future design work will have to identify priorities and carry out costings in more detail.

POLICY CHNDP15: TOWN CENTRE ENHANCEMENT The enhancement of the town centre (the area defined in figure 8) in accordance with an approved scheme that has been the subject of public consultation shall be implemented in stages and shall provide for (but not exclusively):

- The creation of a 'town square' to facilitate the greater use of the centre for outdoor activities, including the expansion of Chudleigh Market.
- An increase in the number of short-stay parking spaces, to enable quick shopping visits.
- Measures to enable the safer crossing of the roads, especially in the vicinity of the War Memorial.
- Measures to reduce the volume and speed of traffic through the centre.
- Features at either end of the defined area to demarcate the limits of the town centre.
- The undergrounding of the remaining overhead cables within the defined area.
- The replacement of the existing street lighting with lighting which is of a design more appropriate to the centre of a Conservation Area.





Fore Street



Old Exeter Street



The Parish Church

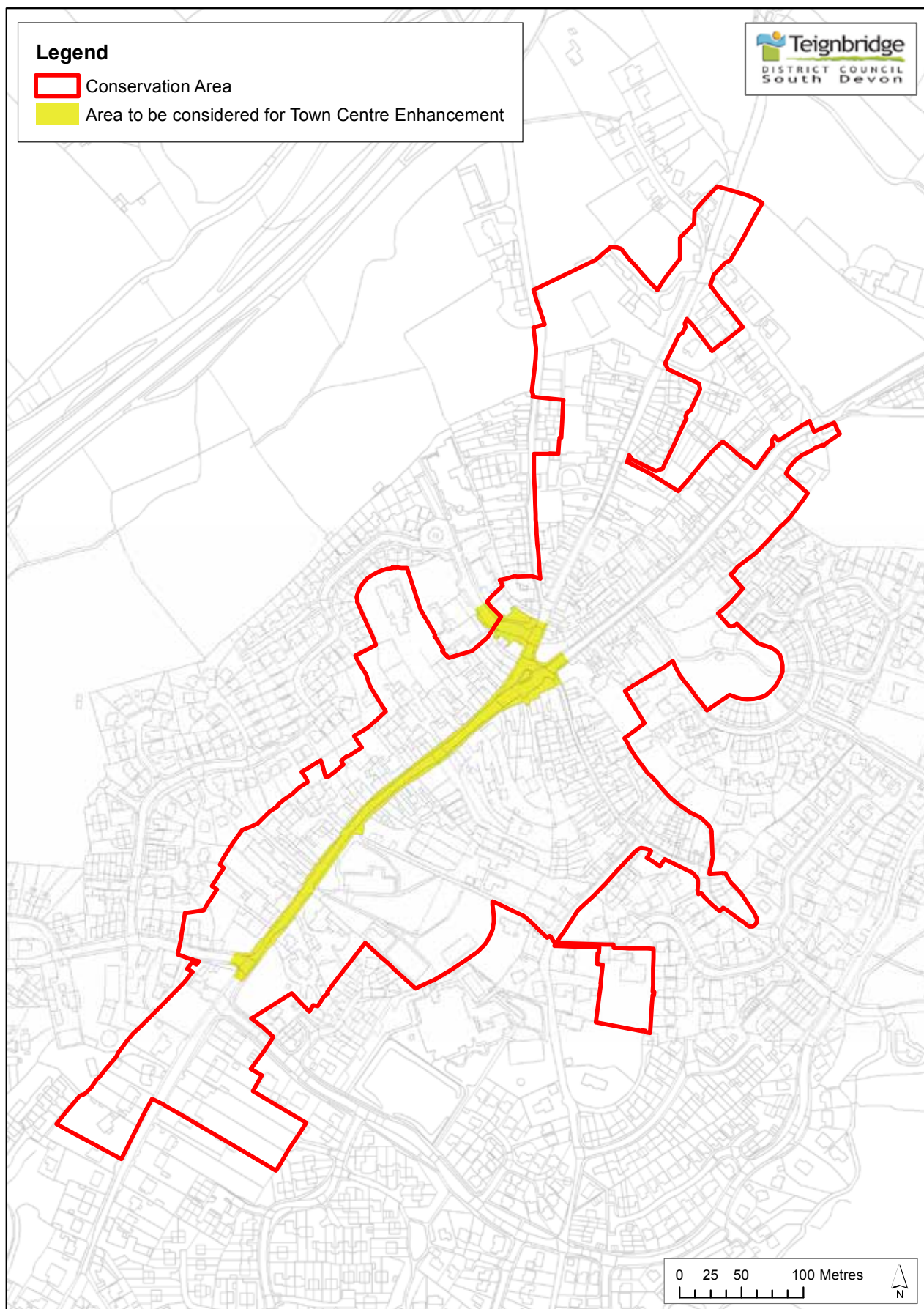


Swanston House



The Town Centre

Figure 8 Conservation Area



Conservation Area

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Design in the Conservation Area

- 3.52 As has already been stated in the section dealing with housing and related matters, in an historic town like Chudleigh the design of all buildings and their surroundings should be inspired by the traditional building styles and spaces within the historic core of the town. That approach is of greatest importance within the Conservation Area where an ill-considered design can be jarring and discordant. The public reaction to a proposed development on the most prominent site in the town centre, in 2015, and the comments on design made through the consultations in 2017 make it clear that there is little or no support for anything other than a simple, traditional style of architecture within the town.
- 3.53 That does not mean that modern or even avant-garde designs should not be considered, but there are few situations in which they are likely to be acceptable. Residents need to feel comfortable with their surroundings and visitors will only come back for more if they enjoy a relaxed atmosphere within buildings and spaces that they find attractive.
- 3.54 The District Council's Chudleigh Conservation Area Management Plan (appendix 17) contains valuable guidance on what is important and appropriate within the area and explains how small changes to properties can erode the authentic character of a building. While the installation of, for example, plastic doors and windows might be carried out with the best of intentions (energy conservation, reduction in maintenance costs), cumulatively it leads to a serious and unnecessary deterioration not only in the character of the individual building, but also of a wider area. Similarly, a proliferation of satellite television antennas, located on street frontages can have a serious detrimental impact and their location needs to be carefully considered to avoid visual damage.
- 3.55 There is no easy way to reverse the damage caused by past actions of all kinds, but it is possible to carry out modifications while maintaining the character of the conservation area and it is hoped that, with encouragement, information and possibly grant aid, property owners will make efforts to 'put things right'. To prevent further damage, either deliberate or unwitting, consideration is being given to the use of legislation (Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015) to remove the right to carry out certain works (permitted development) to unlisted properties without first applying for planning permission.

POLICY 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 character and appearance of the Conservation Area, caused by previous actions, will be strongly supported.

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 affordable housing permitted on land over and above that which has been allocated, shall be offered initially to people with a strong local connection as defined by the LPA in their Homechoice Policy and cascade down from the Primary to the Tertiary area as defined in the Homechoice Policy. This will apply to eligible people who:

- are unable to afford open market housing or
- wish to provide their own affordable housing or
- are unable to find housing that is designed to meet their specific needs, for example the elderly and the less able.

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 of this Plan and the Conservation Area Management Plan 2012 (or subsequent revisions). 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.

CHNDP 6: FOOTPATHS AND CYCLE WAYS 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 within the Parish of Chudleigh 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 designated as landscape setting and shown on figure 7 contribute significantly to Chudleigh's valued historic landscape setting and sense of identity.

To conserve the visual integrity of these areas and the contribution they make to the setting of Chudleigh, any proposed developments within them will only be permitted if they do not detract from the quality of the areas and the landscape setting of Chudleigh.

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 that has been the subject of public consultation shall be implemented in stages and shall provide for (but not exclusively):

- The creation of a 'town square' to facilitate the greater use of the centre for outdoor activities, including the expansion of Chudleigh Market
- An increase in the number of short-stay parking spaces, to enable quick shopping visits
- Measures to enable the safer crossing of the roads, especially in the vicinity of the War Memorial
- Measures to reduce the volume and speed of traffic through the centre
- Features at either end of the defined area to demarcate the limits of the town centre
- The undergrounding of the remaining overhead cables within the defined area
- The replacement of the existing street lighting with lighting which is of a design more appropriate to the centre of a Conservation area

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.

GLOSSARY OF TERMS

Term	Explanation
Affordable Housing	<p>Housing for sale or rent, for those whose needs are not met by the open market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:-</p> <p>Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>Other Affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>

Ancient or Veteran Tree	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.
Ancient Woodland Inventory (AWI)	An inventory compiled and managed by the Woodland Trust of all trees within a designated geographical area and defined by the terms Ancient or Veteran Tree.
Devon Banks	Devon “Hedgebanks” are landscape features and wildlife habitats often of historic value and marking ancient field and parish boundaries. Typically 2.5 metres wide at the base, narrowing to less than one metre at the top and planted with native hedge and shrub varieties.
Regionally Important Geological Sites (RIGS)	Regionally important geological and geomorphological sites (RIGS) (also known as regionally important geological sites or, especially in Wales, regionally important geodiversity sites and commonly referred to by their acronym RIGS) are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom.
County Wildlife Site (CWS)	County Wildlife Site is a conservation designation in the United Kingdom, which despite conferring no statutory protection onto a site, does affirm a site’s importance and value for wildlife in its county context. The designation is classified by Natural England as being a ‘Local Site’ designation, though sites can also be of a regional and national importance. Whilst the exact details of the selection process differ from county to county, in general local Wildlife Trusts, local authorities and other local wildlife, environmental, conservation groups collaborate to select and designate sites. Species in County Wildlife Sites are often also in that county’s or the United Kingdom’s national Biodiversity Action Plan.
Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted Local Plans, Neighbourhood Plans that have been made, the County Minerals Waste Plan and published spatial development strategies, together with any regional strategy policies that remain in force.

MADE	<p>Only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be MADE. The basic conditions are set out in the Town and Country Planning of Act 1990 as applied to Neighbourhood Plans. The basic conditions are:</p> <ol style="list-style-type: none"> 1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order or Neighbourhood Plan. 2. Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. 3. Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the Order. This applies only to Orders. 4. The making of the Order or Neighbourhood Plan contributes to the achievement of sustainable development. 5. The making of the Order or Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority 6. The making of the Order or Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. 7. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order or Neighbourhood Plan.
Development Management Policies	Policies in the Development Plan which are used in the determination of planning applications. Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Neighbourhood Plan	A plan prepared by a parish or town council or a neighbourhood forum for a designated neighbourhood area. In law this is described as a neighborhood development plan in the Planning and Compulsory Purchase Act 2004.
Parish Plan	A Parish Plan is a community led plan that sets out a vision of how the community wants to develop, and identifies the action needed to achieve it. A Parish Plan is produced by the community, and for the community. It is based on a detailed consultation involving the whole community.
Community Masterplan	The Chudleigh Community Masterplan served to action, consolidate the aspirations and direction of, the Parish Plan. The action points raised in the Community Masterplan have been used to formulate core projects for the community.

Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Town and Parish Councils will also receive a meaningful proportion of the money raised. This can be up to 25% of receipts in areas with an adopted (MADE) Neighbourhood Plan and up to 15% (capped at £100 per existing Council Tax dwelling) in areas without a Neighbourhood Plan.
Conservation Area Management Plan	A Conservation Area Management Plan is a document which explains and highlights why a place is significant and how that significance will be sustained and monitored in any new use, alterations, repair or management.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (revised in 2019) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other developments can be produced.
Special Areas of Conservation (SAC)	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Area of Great Landscape Value (AGLV)	An Area of Great Landscape Value (AGLV) is an area of land in England which is considered to have a particular scenic value, and is therefore afforded a degree of protection by local authorities. The designation was established under the Town and Country Planning Act 1947.
Socio-economic	Refers to, and helps define, the standing of a person or group in a community or society based on education, occupation and income. Often used as a benchmark for investigating health and housing inequalities and used as a tool for ensuring planning policy and provision is made in specific geographical regions.
Habitats site, Habitat Regulation Assessment, Habitats Directive	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Appropriate Assessment	Infrastructure Planning Commission advice: "When preparing an application for significant infrastructure projects under the Planning Act of 2008 developers must consider the potential effects on protected habitats. If this project is likely to affect a European Site the developer must provide a report showing the European Site affected together with sufficient information to allow the decision maker to make an appropriate assessment.

Conservation Area	The term conservation area applies to an area considered worthy of preservation or enhancement because of its special architectural or historic interest. The current legislation in England and Wales, the Planning Act 1990, defines the quality of a conservation area as being: “the character or appearance of which it is desirable to preserve or enhance”. The Chudleigh Conservation Area is described in the “Character Appraisal” conducted by TDC in October 2009.
Section 106 (S106) Agreement	<p>A legally binding agreement between a Local Authority and a developer made under the terms of Section 106 of the Town and Country Planning Act 1990. Such agreements are linked to planning applications and can also be known as planning obligations. They are required when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision.</p> <p>When a planning application is submitted to the Council, it will be assessed as to whether the development would cause a significant impact to the area and community.</p> <p>The S106 will vary depending on the nature of the development and based on the needs of the District. The most common obligations include:-</p> <ul style="list-style-type: none"> • Public Open Space • Education • Town centre Improvements • Affordable Housing • Highways • Health
Biodiversity Compensation	Biodiversity compensation or offsets are conservation activities that are designed to give biodiversity benefits to compensate for losses- ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created. Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system’s mitigation hierarchy.
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. In general, planning permission will be needed to change from one use class to another, although there are exceptions where other legislation (currently the Town and Country Planning (General Permitted Development) (England) Order 2015) allows changes without the need to apply for planning permission (Permitted Development).

List of Appendices

and where to find them ...

- 1 [Chudleigh Design Guide](#) (Teignbridge District Council - 1976)
- 2 [Chudleigh Parish Plan](#) (Chudleigh Town Council 2009)
- 3 [Chudleigh Community Masterplan](#) (Chudleigh Town Council and Teignbridge District Council - September 2011)
- 4 [Teignbridge Local Plan 2013-2033](#) (Teignbridge District Council - 2014)
- 5 [NDP Exhibition Posters](#) (Chudleigh NDP Steering Committee - April 2017)
- 6 [Public Comments on Exhibition Topics](#) (Chudleigh NDP Steering Committee - Spring 2017)
- 7 [Community Survey Questionnaire](#) ('Catalyst' on behalf of Chudleigh NDP Steering Committee - Summer 2017)
- 8 [Chudleigh NDP Community Survey Report](#) ('Catalyst' on behalf of Chudleigh NDP Steering Committee - October 2017)
- 9 [Parish of Chudleigh Housing Needs Report](#) (Devon Communities Together and Devon Rural Housing Partnership on behalf of Chudleigh Town Council - June 2018)
- 10 [Chudleigh Parish Biodiversity Audit](#) (Devon County Council - 2010)
- 11 [Strategic Environmental Assessment \(SEA\) Screening Report and Habitat Regulation Assessment \(HRA\)](#) (Teignbridge District Council - July 2018)
- 12 [Policies from 'The Road to Zero'](#) (Department of Transport - July 2018)
- 13 [Sports Strategy 2018-21](#) (Chudleigh Town Council - October 2018)
- 14 [Teignbridge Playing Pitch Strategy](#) (Teignbridge District Council - 2018)
- 15 [Teignbridge Towns and Village Project](#) (LHC Architects on behalf of Teignbridge District Council - 2012)
- 16 [Chudleigh Town Centre – Public Realm Improvements](#) (LHC Architects on behalf of Chudleigh Town Council - 2017)
- 17 [Chudleigh Conservation Area Management Plan](#) (Teignbridge District Council - February 2012)

AND FINALLY....

The development and production of this Neighbourhood Development Plan would not have been possible without the enormous effort and perseverance of the NDP Team and the Working Groups. I am particularly grateful for all the work undertaken by:

- | | | |
|--------------------|-----------------------|------------------|
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Graham Wall
NDP Team Leader

