

Christow Village Plan 2016

- 1. Proposal prepared by the working party for consideration by the Christow Parish Council.**
- 2. Action Plan Matrix for approval by Christow Parish Council.**

Meeting of 4 October 2016.

1. What is a Village Plan

A Parish Plan identifies the features and local characteristics that people value, recognises local problems and opportunities and describes how residents want their community to develop, providing an “action plan” for the parish. It is not limited to looking at spatial or land use planning only.

A Parish Plan does not have to follow a statutory process and can therefore be more flexible in its approach. However, a Parish Plan must still be produced in accordance with good practice, should be able to show evidence of wide community engagement, involvement and support and be endorsed by the relevant town or parish council.

2. Purpose of the Christow Village Plan 2016

Ownership and accuracy of the 2016 Christow Village Plan (CVP) will be the responsibility of the Christow Parish Council (CPC). It should be reviewed every 12 months by the CPC and include full public consultation to ensure it remains up to date and relevant.

In compiling the Christow Village Plan (CVP) document, the working party have taken information from:-

- (i) the “Review of the Christow Parish Plan” undertaken by Jane Orme and Pamela Woods in July 2014.
- (ii) Statistical info from the 2005 village plan re housing and population.
- (iii) Information received from Dartmoor National Park (DNP) in response to various questions raised by the CVP working party

The working party, in formulating this paper have taken into account the comments and suggestions from:-

- a) a household circular issued to all Christow Parish residents in February 2015.
- b) an open forum held on 7 March 2015 at the TVCH.

Each household within Christow Parish received an invitation to either attend an open forum on 7 March 2015 at the TVCH and/or place their comments/suggestions etc in sealed boxes which were placed at the Post Office, Surgery, Pubs and Shop. Every household, therefore, had the opportunity to offer their views about what they thought important to the village and how those issues should be managed in the future. This has formed the basis for the contents of the proposed Parish Plan 2016. An itemised list of the comments/suggestions is registered with the Parish Clerk and is filed with the CVP working party file papers.

3. Background Information about the Christow Village Plan

(a) Previous position :- In 2005 the CPC appointed a working party to produce a Village Plan. At that time Christow comprised 352 residential properties with a population of approximately 800. Christow had two village shops, a post office, school, doctors' surgery and two pubs plus the Community Hall serving the Teign Valley.

(b) Current position :-

(i) There has been an increase in the provision of housing since 2005, with 15 mainly affordable dwellings at Cavendish Close and 14 affordable and 4 open market dwellings at Stafford Close (the Layne Fields Development). In addition two semi-detached open market dwellings were built in Wet Lane on the site of the former garage. There has been no pressure upon the CPC, thereafter, to seek further development and it is understood that the Layne`s Field development should be the last open market developments to be supported in Christow for the foreseeable future.

(ii) Two "Strategic Housing Land Availability Assessment" (SHLAA) sites have been identified for future development, however, subject to planning, one between Wet Lane and Dry Lane and one in Church Lane, for potential development within 1 – 5 years. The reference to 1-5 years means the plot can be developed within that timeframe *if* planning permission were granted. It does not mean building will take place in that time period.

It should be understood that it is a technical process regularly undertaken by all local Planning Authorities as required by national planning guidance. Inclusion within the SHLAA process is not in itself indicative of any intention to allocate as a housing site. This would be considered through the local planning process. No approval by the DNP has been given at this time for either site.

(iii) Christow now has one combined shop/post office, the repair garage closed but there is still a provision at Venn Garage. The Primary School has been improved, to include a new classroom with solar panels. Further improvements are being sought. The playing field has a skate park and a football pitch; the BMX track has become a skate facility. The tennis courts have been re-surfaced and there are plans for a new club-house.

4.The DNP position with regard to Growth and Development Issues

(a) The National Park's development plan document (Policy DMD46) states that where a Parish Plan or Village Design Statement has been prepared and has been endorsed by the town or Parish Council, the relevant recommendations and/or action plans of such documents will be regarded as material considerations in the determination of local development proposals, although there may be limitations to this if regulatory and legislative considerations shall apply. This is also covered later in following paragraphs.

(b) The great majority of the comments received from Christow residents were about their concerns relating to the increase in housing and reservations about the associated additional traffic and infrastructure problems. Future plans for Housing Development is, therefore, the primary subject within the Christow Plan 2016. To obtain a better understanding of the DNP`s position in development/planning matters the working party has had discussions with their forward planning officers.

(c) A broad picture is set out below (in 5) but this subject is complicated and often influenced by changing regulation and legislation. Individuals are free at any time to log onto the DNP website to obtain detailed information.

5. Current issues before the DNP

(a) As stated above the DNP created a technical exercise to identify possible land that could have potential for housing and other uses. This exercise was entitled “Strategic Housing Land Availability Assessment – (SHLAA)” and was also known as a “call for sites”. SHLAA is **not** policy making **nor does it have any powers** within the “planning permission” process.

(b) Under this “call for sites” owners of land at two sites came forward. One site is described as “Land at Church Lane” Ref. DNP14/18 and the other was described as “Land between Wet and Dry Lane” Ref.DNP10/062. One of these sites has been the subject of sale and in some sales documentation was inaccurately indicated as now allocated for development. **This is not currently the case.**

(c) As previously stated, at the present time the DNP state that **no sites** are currently allocated for housing in Christow.

6. Action Plan issues/ Christow Housing and Development

(i) The survey of Christow residents leads to an overwhelming wish for there to be no more housing development. The “call for sites” exercise bringing forward two land owners, as revealed above, remains an exercise at this stage but would receive little or no support from the community at large. Whether that would translate into DNP rejection of a planning application if the CPC did not support it would depend on the regulatory and legislative constraints under which the DNP would be operating at the time and that is the problem in forming a solid action plan for this particular subject.

(ii) To help mitigate this important factor it is vital that the DNP forward planning officers and Christow parish councillors create a forum in which to discuss the community pressures which fall upon the CPC and the ability of the DNP to respond sympathetically to them. It has become clear that there will be instances when the DNP would wish to be in concert with the CPC but is prevented in being so by external constraints beyond its control.

(iii) It is fortunate, therefore, that from 3 October 2016 the DNP is reviewing the Dartmoor National Park Local Plan which will provide the ideal opportunity for the wider community **and residents** to actively influence future development plans for Christow. In the first instance there will be the publication of an “Issues Paper” and there will be a series of community events following in November 2016. It would be possible for the DNP to run an event in Christow working with the CPC and “residents” thereby giving the community a chance to shape their Parish. This would ensure that any Christow Parish Plan which evolved from this process would be relevant and realistic.

7. Other Action Plan Issues

(a)Travel Parking & Road Safety - Comments received indicate concern over traffic and parking issues, particularly if further housing developments go ahead. A number of comments were received requesting 20mph speed limits through the village and more parking spaces created.

(b) Blocked drains and gullies - currently no lengthsman is employed by the Parish Council. The CPC should to explore the possibility of sharing a lengthsman with other local Parishes, thereby reducing costs and enabling tasks identified in the local community survey to be carried out.

(c) Health facilities - the community has indicated its wish to keep and improve the services of the Surgery which currently include Nurses' services, Chiropody, physiotherapy, and pharmacy and acts as a hub for Acorn a community service for adults in Christow, particularly helping the frail and the elderly to live at home independently. The Working party, following liaison with the surgery practice manager, has established that there are effective measures to seek patient feedback through the National Family and Friends Feedback and also locally via the Patient Participation Group. Currently our surgery ranks impressively 10th in the whole UK for patient access.

(d) Education & childcare- only two comments received under this category one to 'involve the kids' the other stating that the new Head wanted to play a bigger role in community affairs.

(e) Footpaths and Bridleways - requests to value, retain and keep footpaths in good condition. Usual dog poo comment

(f) Shopping facilities and amenities - strong views to maintain the shop, pub and post office but this is really up to residents to use it or lose it. Hence no action on the Action Plan at present for the Parish Council.

(g) Leisure Facilities - no feasible actions for the Parish Council.

(h) Energy - comments suggesting more support from the Community and PC for the project. The working party were advised by Pamela Woods in Jan 2016 that the CLT formed a sub committee to examine the potential for a Community Energy Scheme and is taking this forward with Moretonhampstead and other small settlements in the area. We are waiting the outcome of research into viability and if it is worth proceeding an independent organisation will take this forward, not Christow. However as the Government has withdrawn various subsidies the group is not sure if the scheme will be viable. Other than that there are no current plans. An update in the Action Plan is proposed.

Appendix 1 - Table of comments and suggestions received from the open forum and suggestion boxes

Appendix 11- Christow Parish Action Plan 2016

Appendix 1

Table of comments and suggestions received from the open forum and suggestion boxes

Item (n.b the number beside the item matches the number on the note collected)	comment
Housing and Development	
1. Edwards Fields, Christow Garage, Laynes Field, already too much development. Inadequate infrastructure. Spoiling the village. Moratorium on housing needed.	
2. No More Housing development – no infrastructure.	n.b. Other items for note 2
4. review affordable housing after 5 years to determine whether more needed	
8. No to “conservation” village – evolution important	
11. Cheap housing needed	
13 slow increase in family housing and infrastructure	
16. no more development until Laynes Field is finished and demand is known with current poor infrastructure	
17. keep Christow a village – no more large development	
18 Protect what we have and avoid further over development	
25. Limit development.	
27.No local need for further “affordable” hsg – do we need problem families from NA – infrastructure not there. PC should inform DNP – no more development. This should not be a cash cow for land owners.	See travel section below also
28. No more development we need to remain a village like Ashton/Dunsford not a town – we do not have the infrastructure – we are becoming a car park.	
29. If there are two more sites identified for development after Laynes Field then Christow has given up being a village and becomes a grid locked small town. I do not think its residents signed up for that. PC needs to spell out to DNP this is not the direction we want. Infill of any kind is not a cunning alternative.	
30. Why does the DNP believe it would be good for Christow to expand and become a sprawling development site with no infrastructure. I am sure the PC did not give them this impression so perhaps an open letter, at least, to DNP saying this is not what we want and the backdoor of one off ad hoc infill is equally unacceptable. In dealing with the DNP I feel the PC needs to show true grit.	
Travel, Parking & Road Safety	
2. Need more parking – road safety poor	Other items for note 2
4. better parking needed especially around shop/artichoke	
5. 20mph speed limit with speed bumps.	
9. Need a lengthsman to keep drains and gulleys free.	
10. 20mph speed limit and speed bumps	
11.mend the potholes	
12. 20mph speed limit and speed bumps	
19. 20mph speed limit – speed bumps?	
20 blocked drains and gulleys need urgent attention – where is lengthsman	
22. a few times a year a volunteer litter group should clear up the village	
23. Litter collection by volunteers, drains gulleys, painting toilets	Involve the kids(Ed below)
24. The PC should act to preserve public transport	
25. Maintain the bus – PC to be active in this	Doesn` t say how.
27. If Laynes Field produces at least 15 more cars we will be overwhelmed in the village with cars – two more “potentially suitable” sites makes this unacceptable.	
29. If we do not solve or ease the parking problem the future is bleak.	
Health facilities	
2. Need more out of hours surgery times – early morning/evenings	
3. Better care facilities/food bank/ childrens welfare/ Domiciliary care.	
7.good health centre	
13. improve medical facilities – not having to go to CB	
25. Maintain the surgery at all costs	
26. Maintain the shop, pof and pub and PC be active in ensuring this	Doesn` t say how
Education and childcare	
6. Involve the kids –school council/teignschool students	No reference to what they should be involved
23 The new Head wants the school to play na bigger role in community affairs see Travel Pkg etc above	Mike Wharton is contact

Footpaths and Bridleways	
7. Footpaths good.	
11. pick up dog poo	
13. try to maintain footpaths better	
15 Value the footpaths!	No suggestions offered
Shopping facilities and amenities	
7. Love the pub and shop.	
11. need a good shop	
13 keep shop open more	
14. TVCH needs paid people to run it – TVCH too big need a village hall, and village needs indoor swimming pool.	This is the best sense I can get from note
20. must retain shop and POf	
21 shop should be open all hours	
25 Maintain the shop, pub and pof at all costs	
Leisure facilities	
7.good leisure fascilities	
4. How about a youth club at TVCH	
23. more social activities at TVCH	Lots of this happening already better advertisement perhaps?
23. better mobile phone coverage	
24 Better mobile phone coverage better broadband speed. The pc should provide IT to those who can't afford it	
24 Set up a museum in the TVCH to exhibit all the items collected by the much loved Stafford clark following his sad death	
26 PC to actively promote community events eg dramatic productions, open gardens, bike rides, cricket matches	May not appreciate role of PC
Energy	
24 The Community energy group should receive active support for the enterprise this group is pursuing	I am not sure residents really understand what this is all about – clarification needed??
26 PC should actively support the Community energy project	Is this a commercial enterprise – we all need info on this urgently