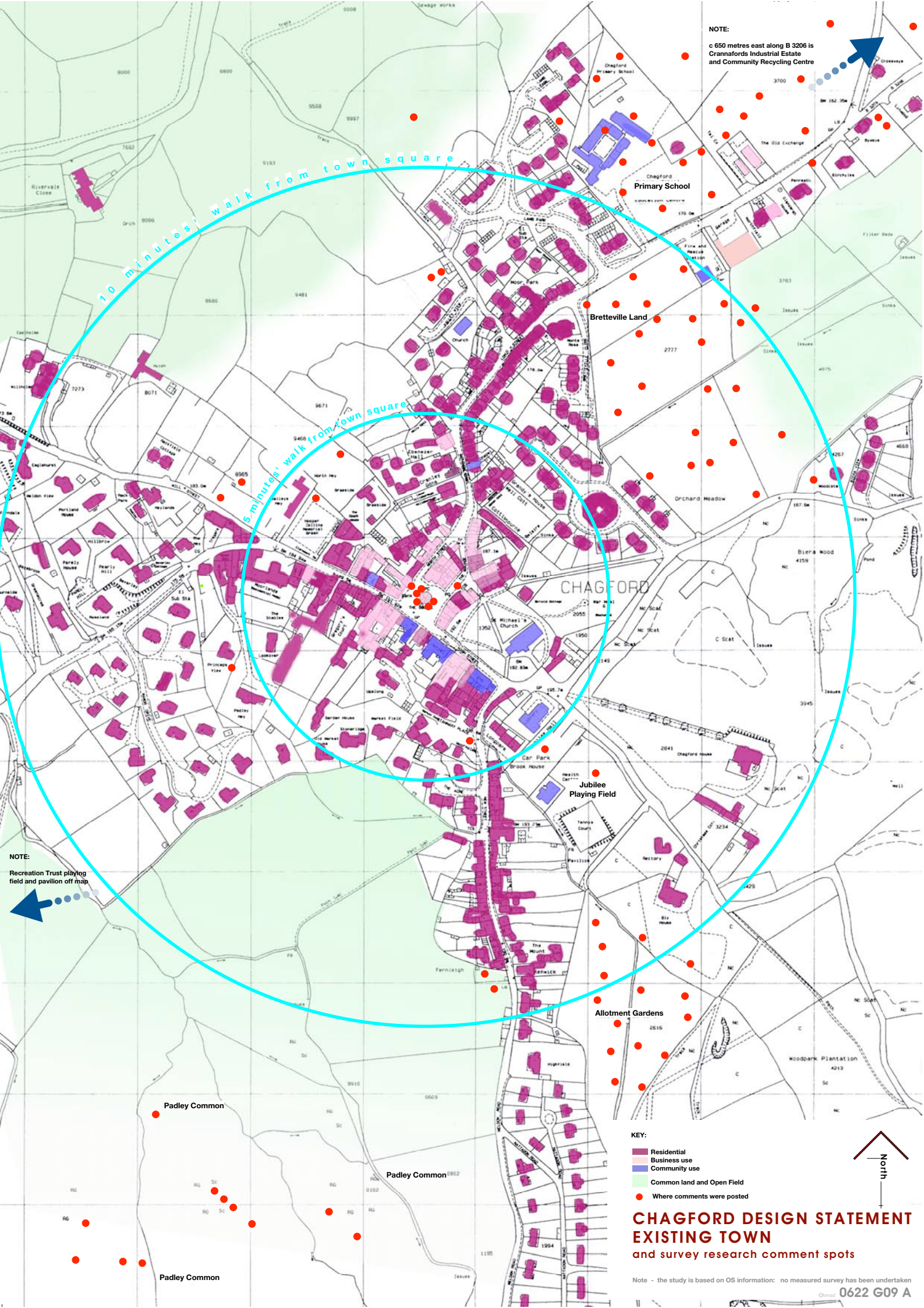


CHAGFORD DESIGN STATEMENT





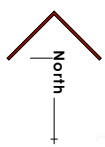
NOTE:
 c 650 metres east along B 3206 is
 Crannfords Industrial Estate
 and Community Recycling Centre

10 minutes' walk from town square

5 minutes' walk from town square

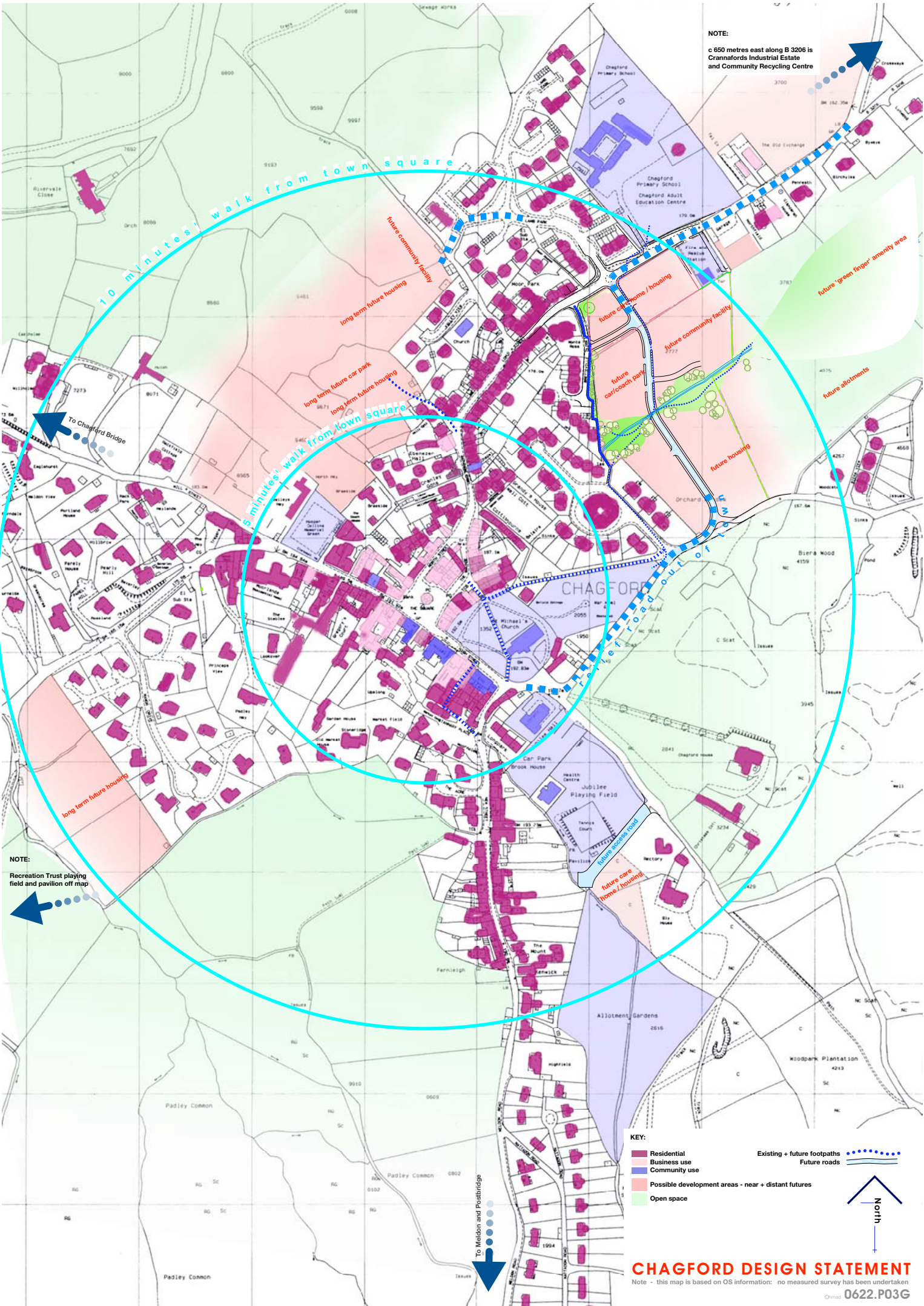
NOTE:
 Recreation Trust playing
 field and pavilion off map

- KEY:
- Residential
 - Business use
 - Community use
 - Common land and Open Field
 - Where comments were posted



CHAGFORD DESIGN STATEMENT EXISTING TOWN and survey research comment spots

Note - the study is based on OS information: no measured survey has been undertaken



NOTE:
 c 650 metres east along B 3206 is
 Crannafords Industrial Estate
 and Community Recycling Centre

10 minutes' walk from town square

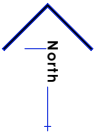
5 minutes' walk from town square

NOTE:
 Recreation Trust playing
 field and pavilion off map

KEY:

- Residential
- Business use
- Community use
- Possible development areas - near + distant futures
- Open space

Existing + future footpaths
 Future roads



CHAGFORD DESIGN STATEMENT

Note - this map is based on OS information: no measured survey has been undertaken

0622.P03G

CHAGFORD DESIGN STATEMENT

MAPS

1. Existing Town plan
2. Suggested Development.

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INTRODUCTION

The Chagford Design Group has brought together representatives of the Parish Council, business community and residents of Chagford to consider what is important to preserve and enhance Chagford and its amenities.

From the outset the vision has been:-

“To ensure Chagford remains economically viable with a vibrant community spirit”

Questionnaires were distributed to the 1000 households in Chagford and from the resulting replies a picture emerged of what the people felt deeply about and provided the group with a foundation upon which to work towards the vision.

The three main elements identified were:-

***GREATER LOCAL EMPLOYMENT
ATTRACTING MORE VISITORS
ENHANCING COMMUNITY SPIRIT***

A public exhibition was held on the 23rd and 24th November 2007 to consult the people of Chagford on the findings of the group and to allow them to express their opinion on matters related to Chagford. Approximately 150 people attended over the two days. Mostly people lived and/or worked in Chagford but there were a small number of people from the outlying areas.

The exhibition asked for comments on a variety of topics such as Housing, Community, Shopping, Tourism, Employment, Traffic Management and Any Other Comments. In addition all those who attended were invited to complete a questionnaire stating their agreement or disagreement with conclusions reached by the group.

All comments are set out in a separate document.

A public consultation was held on 22nd November 2008 to seek views on the final draft statement. 106 people attended and a number of additional comments were submitted. These views were subsequently evaluated by the Design Group and where appropriate amendments were made to the document.

The document will not seek to go into detail at this time on all the matters raised by the people of Chagford. Its main purpose is to provide guidance to the Dartmoor National Park Authority, as the planning authority, who has the responsibility to develop the overall National Park ‘land-use’ Plan. It is acknowledged that other authorities including West Devon Borough Council, Devon County Council, Parish Council and Business Association also have significant roles to play.

It should also be noted that this document is intended to provide a framework for any future development over the period 2006 to 2026. As such, proposed ‘land-use’ designations in areas identified for development are indicative only.

BACKGROUND

Chagford is one of only four Stannary Towns within Devon. Since 1305 when the Charter was granted miners would bring their tin for weighing and valuing. In addition farmers would bring their stock to regular markets in the heart of the town.

With the historic demise of mining and latter day decline in the farming industry (at least as an employment vehicle), Chagford, with its unique position on the edge of the northern moor makes it a perfect base for walking, cycling, horse riding, photography and other outdoor pursuits. Although well served by road links Chagford is off the main routes, so has remained quiet and unspoilt.

The town is a combination of old and new, with its predominantly narrow streets and thatched or traditionally slate roofed houses. It has a lively community spirit and a comprehensive range of shops and facilities serving visitors and residents of the area.

It has for centuries been the natural centre for the smaller surrounding communities such as Gidleigh, Throwleigh and Drewsteignton.

ENSURING CHAGFORDS FUTURE

The concept of a community

Essentially a community comprises not only the people who reside in a particular location but also the factors that lead those people to live there in the first place. A community must have sufficient infrastructure, services and employment to encourage the people, who are to form the community, to stay residing there.

Thus a traditional rural community was usually based on a particular factor that encouraged people to stay there. It may have been a particularly fertile area giving rise to farming or it may have had exploitable natural resources possibly giving way to mining or near the sea for possible fishing or ship building to flourish and so on.

Once people decide to settle in an area they need requisites to sustain them such as food, goods, equipment and personal services such as medical, veterinary, religious etc. The essential element that creates a community is the independence of each trade and business to support the other.

It follows that in order to survive and thrive a community has to move with the times and take account of all the factors that over decades and centuries cause the community to change. At all times there must be sufficient trades and services within a community to sustain its needs and there must be sufficient numbers of people residing within the community to sustain those businesses.

A sustainable community must therefore be allowed and encouraged to grow in a planned and progressive way so as to not upset the current balance. There must be continuing provision for housing at all levels and employment opportunities for the increasing

population. Leisure facilities must also remain adequate for community members to enjoy but any development should be justified against the local needs of the town.

Furthermore, ease of movement for members of the community is essential in order for the community to be economically sustainable. To that extent the extension of different modes of public and community transport facilities is essential.

If all these things are not provided within the community then the people living there seek them elsewhere, commuting to bigger towns for work, shopping for daily needs whilst there, enjoying social lives in the more distant urban areas and just using what was formerly their own community area to sleep. The community dies.

Traffic management

Chagford, historically, is built on a four square radial pattern. This constrains modern traffic movement and is bound to ensure continued congestion of the town centre.

Development in the past 30 - 40 years has been largely without regard to a long-term strategy for the town and has already closed off a number of possible traffic flow easement options that could have reduced the growing traffic management problem.

Without a coherent long term road and traffic management infrastructure development plan the format of the town will remain radial and the centre continue to become evermore congested.

A priority in consideration of the long-term future of the town and community must therefore be to consider possible alternative road patterns and vehicle parking arrangements around the centre.

In order not to destroy the central focus of the town any development should initially be constrained to the designated areas.

GREATER LOCAL EMPLOYMENT

This can be achieved in many ways but at the heart of the vision is maintaining the essential shops and businesses in Chagford. 100% of those expressing an opinion agreed with this objective, of these, 77% strongly agreed.

As well as four public houses, all providing accommodation, there are a number of other B & B and holiday lets in Chagford. The town also boasts two world-renowned stores in Bowdens and Webbers as well as a butcher, baker, dairy, delicatessen, post office, newsagents, general provisions store, grocer, bookshop and off licence.

There are also a number of cafes, quality gift shops, art and craft facilities and a quality restaurant to cater for the needs of visitors and residents.

A number of other small to medium size businesses are operating within the town and a small industrial site is situated on the outskirts of the Town at Crannafords. 80% of those expressing an opinion agreed that basic development should be encouraged by land release and change of use of buildings. In addition 80% agreed that an area should be earmarked to cater for small and medium size business development and this could include for example serviced central office facilities, local storage and distribution, local trades and manufacture as well as existing business types.

Recommendations:

The Local Authorities and others should work together* to,

Preserve existing businesses and encourage more everyday shops.

Encourage further business development by land release, growth and by permitting change of use for buildings.

To earmark the area around Crannafords for enlargement of the industrial site to cater for future small to medium size businesses and any expansion should include starter units and local storage facilities for tradesmen.

Encourage residents of Chagford and surrounding communities to support local businesses by buying locally.

*within the scope of the Dartmoor National Park Authority, Local development Framework, Core Strategy Policy COR 18

ATTRACTING MORE VISITORS

Visitors are a key element to Chagford's income in particular for the shops and other outlets in the town.

The DNP published in 2004 a Recreation and Tourism fact sheet in which it stated that 52% of visitors to the area visited Towns and Villages.

In order to allow for the ever increasing traffic into Chagford and to deal with the already difficult parking issues a new car park and coach parking facility on the edge of the town, within easy walking of the centre, is a priority. This will help alleviate the existing traffic problems and encourage more visitors to Chagford. 92% of people expressing an opinion agreed with the idea of a new car park, 65% strongly agreeing. In addition 77% agreed with the provision of a parking area for coaches.

Due to substantial road works in the town during January and February 2008 a temporary car park was constructed at the entrance to the town on the Bretteville field. This was heavily used not only during the works but subsequently by many local residents, demonstrating a need for such a facility. Of those who expressed an opinion the vast majority indicated this area as most desirable as the location for a new car park.

It has also been suggested that any development of the Bretteville area should include a link road. Initially it is envisaged that this road should provide access to the land only. As development progresses a through link to the existing car park via Bellacouch Hill should be established. This will eventually take traffic away from Lower Street, the main entrance to the town, the town centre itself and be of particular benefit to High Street, which is effectively a single track road without passing places.

When comparing the facilities for car parking with Chagford's near neighbour, Moretonhampstead, it is easily demonstrated how inadequate those of Chagford are to serve its visitors, workers and residents although both communities have roughly the same size population.

Moretonhampstead has two pay and display car parks with total spaces for 115 cars plus 4 disabled spaces compared to Chagford's one car park with 70 spaces and 2 disabled. Although Chagford has 45 restricted on street spaces plus 4 disabled compared to Moreton's 20 the disparity is clear. Moretonhampstead has more car parking spaces available to service its community needs than Chagford despite the number of visitors to Chagford being significantly greater. The number of people working in the Chagford town centre is also much greater than in Moretonhampstead.

Traffic issues topped the list of concerns to the Chagford people. In particular many comments requested off street residents car parking and suggestions were made for sites behind Lamb Park and adjacent to New Street. Urgent action should be taken to try and identify potential sites. This would undoubtedly lead to a reduction in the town centre parking need and ease the tension of those living in the town that have to park on the road.

In 2004 the Chagford Business Association put forward a proposal to create a private car park on land behind the 'Bretteville Field'. The idea was that residents and people working in Chagford would initially purchase a space and thereafter pay a small annual amount for maintenance. This was intended to free up existing spaces for visitors to the town.

Such a proposal could be seen as working together within a public car park.

Visitors to Chagford are poorly served by the existing information service and a better more dedicated facility must be made available.

84% of persons wished to see Chagford and District promoted as a destination for visitors but only 64% were in agreement that additional accommodation should be provided. In attracting more visitors it is acknowledged that the need for more bed spaces will increase however, the rate of development should be carefully monitored.

Recommendations:

All relevant Local Authorities should work together to

Provide, as a matter of urgency a new public car park for Chagford.

As part of this car park provision ensure that a coach park facility for at least one large coach is provided with all necessary utilities.

Ensure that a link road is included in any proposal to develop the Bretteville land with suitable provision for safety of pedestrians.

Identify areas of land in and around Chagford for off street parking for residents in order to free up the on street parking spaces for visitors.

Provide a new self contained Visitor Information Centre in the heart of Chagford.

Permit additional bed spaces for tourists in the immediate Chagford area through the approval of 'change of use' applications of suitable properties to guest houses and hotels.

Actively promote Chagford and the surrounding communities as a centre for tourists.

Encourage the enhancement and attractiveness of the town centre areas.

Maintain Chagford as a centre of arts and crafts.

ENHANCING COMMUNITY SPIRIT

Chagford has many shops and community clubs and puts on a variety of community events each year.

All of these depend on people to support them. Visitors are important but even more so the residents of Chagford are a key element in ensuring a vibrant and economically viable community. Indeed it is the residents of Chagford and the surrounding area who will ensure the survival of the basic essential services such as the Health Centre, Dentist, Chemist, Post Office and Vet. 91% expressed strong support for preserving these facilities.

Chagford's development has been stagnating for many years and the last significant development was completed over 10 years ago.

The findings of a survey undertaken on behalf of the Design Group of the existing housing in the built up area of Chagford are detailed in Appendix 2.

The provision of appropriate housing is an essential element in sustaining a community and in particular a balanced cross section community is the most desirable outcome of expansion. Vitally important is the need to provide housing for the younger generation who wish to stay living and working in Chagford. 95% of those expressing an opinion wanted affordable housing for Chagford with 65% strongly in favour. 96% wanted young person's dwellings for people who live and work in the Chagford area with 55% strongly in agreement.

From local knowledge there is evidence of a significant need for housing to suit local people downsizing from large family houses or upsizing from the lower rungs of the property ladder. There is a need therefore for more properties, in all cost ranges, but with a 'residents' locality clause applied to help local people to remain in Chagford throughout their lives.

In the 2001 census 45% of the population of Chagford and immediate parishes of Gidleigh, Throwleigh and Drewsteignton were over the age of 50. In addition the life expectancy of people living in West Devon is 78 years for men and 82 years for women.

Chagford is poorly served by sheltered accommodation and has no care home. In the last 10 years two major providers of these facilities have closed although in early 2009 a supported living unit was opened in Glendarah House. Of those completing the questionnaire at the exhibition 96% of persons were in agreement with the provision of a residential home, with 57% strongly in agreement. 97% wanted provision of additional social & free-market sheltered accommodation with 49% strongly in favour.

There was marginally less support for self build schemes in Chagford however 63% were in favour of this type of housing development.

In response to the Design Group's proposals, identifying areas of land, in and around Chagford, to release for housing development, 79% expressing an opinion were in

agreement but 12% strongly disagreed believing it to be a 'developer's charter'. However it was acknowledged that in order to facilitate affordable housing, accommodation for young persons, care home and sheltered accommodation, some general housing will have to be incorporated into any scheme. Any development should be controlled in accordance with the Dartmoor National Park Authority, Local development Framework, Core Strategy Policy COR 15

There was a majority in agreement that any necessary development should take place within the Bretteville area or other land alongside the B3209 at the entrance to Chagford. However other, currently undeveloped, spaces within the town were also identified.

All developments must offer good design, sustainable energy concepts and all must be suitably landscaped to cause minimum impact to Chagford as a whole and the adjoining properties in particular. Adequate off-street car parking must also be provided.

There were also a significant number of comments expressing a desire that the present allotment area should not be used as development land.

The Devon Rural Housing Partnership together with West Devon Borough Council carried out a housing needs survey early in 2007 covering Chagford, Drewsteignton, Throwleigh and Gidleigh. The purpose of the survey was to discover if there are significant numbers of people living or working in the four parishes who have not been able to obtain housing suitable to their needs.

Out of 386 forms returned 90 identified they had a housing need. Of those 90, 52 households were identified as having an affordable housing need and a local connection to one of the parishes.

The survey also identified 30 households over the age of 60 who were in need of alternative accommodation, 14 of whom wished to be considered for sheltered housing. Amongst older people the main reason they wanted to relocate was to move to smaller accommodation.

Chagford has an active sustainable energy group who are trying to establish amongst other projects the reinstatement of the old hydro electricity plant. There are also individuals who would like to install other sustainable energy systems such as wind, solar and thermal generated power and a helpful attitude to this type of application is sought from the relevant authorities. 96% of those expressing an opinion supported the view that Chagford should be encouraged and supported to assist it to become self sufficient in energy use.

A number of comments were expressed at the public exhibition requesting the provision of a footpath to link Lower Street, below the school, and the swimming pool. In summer the pool is a major facility for all the community but especially the young. The provision of a footpath would enhance the safety of everyone either when walking to the pool or to the several footpaths which are in this area.

Within the next few years the present graveyard will run out of space and there is a need to identify some additional land as close to the church as possible.

Recommendations:

All relevant Local Authorities should work together with the private sector, as appropriate, to

Ensure that there is provision for housing to suit residents during all stages their lives, including the provision of affordable housing, self build schemes and young person's dwellings for people living and working in the Chagford area.

Actively seek to approve applications providing sheltered accommodation and a residential care home without nursing support.

Identify areas of land in and around Chagford for general housing development with a view to releasing this land over the next 20 years.

Ensure that the majority of all new housing has a locality clause as defined in the Dartmoor National Park Authority Local Development Framework, Core Strategy COR 15

Encourage and support development which will assist Chagford to be more self-sufficient in energy use.

Encourage community type development aimed at the young and the elderly.

Actively support the provision of a footpath between Lower Street and the swimming pool.

Encourage the maintenance and enhancement of the current community facilities such as Health Care, Dentist, Pharmacy, Primary School, Post Office, Recycling Centre, Allotments.

Encourage and support the maintenance and development of facilities which will reduce the use of motor vehicles.

Work with transport providers to improve local transport links to and from Chagford.

Ensure that the present allotments are maintained as a community facility and not used as development land.

APPENDIX 1

Summary of Questionnaire responses

Question 1 – How do you see Chagford changing over the next twenty to fifty years to remain a viable settlement?

This was misinterpreted in a lot of the responses as 'What changes would you like to see in Chagford in the next twenty to fifty years'.

Generally though people did recognise the fact that there needs to be more affordable housing for young people with more small businesses to provide work for local people ensuring they remain in the community. Many thought more sports/leisure facilities for younger people would help to keep them in Chagford. The current range of shops should be retained in order to ensure that people shop locally.

The lack of sheltered accommodation, nursing homes or care homes for the elderly was something many people thought needed attention.

A good proportion of people thought that tourism would be vital to Chagford over the coming years.

Other common responses were that there should be better transport links, fewer second homes, more renewable energy and more sustainable development.

Question 2 – What do you want to see kept?

Most of Chagford gets a vote here but by far the biggest score is for the present range of 'essential shops'.

Also high on the list is the rural character of Chagford and its community spirit.

Question 3 – What do you want to see removed?

By far the largest response here was the removal of the current parking restrictions and together with the signage (the most common response) parking charges and a couple of more specific points this makes up a massive 58% of responses. Many people felt very strongly that the restrictions were killing the town and that the excessive signage was more appropriate for an inner city area.

A lot of respondents felt that second homes and 'gift shops' were no good for Chagford.

Other than these there were no other issues that got more than one or two responses.

Question 4 – What would you like to see improved?

Traffic management, affordable housing, activities for young people, public transport and residential care and nursing occupied the top spots in that order.

In addition the Jubilee Hall, more essential services and maintenance of roads, pavements, footpaths and bridleways got quite a few responses.

Overall Summary

From the responses received it is clear that on the whole people want Chagford to remain much as it is but realise that there must be some more development and improvements to existing facilities.

APPENDIX 2

Existing Housing in Chagford

The following types of dwellings were identified in the built up area of Chagford:-

| | |
|---|-----|
| Flats above shops or similar | 16 |
| Purpose built flats in blocks | 26 |
| Period cottages (mostly street-side) | 168 |
| Modern cottages | 139 |
| Town houses | 28 |
| Bungalows (except special luxury) | 50 |
| Significant residences | 31 |
| Dedicated for old persons (local authority) | 20 |
| Local needs (housing assn) | 14 |

This list illustrates the serious imbalance in the housing available generally in Chagford. Basing an analysis on a total number of over 300 small cottage style properties, there are clearly insufficient bungalows to serve those parts of a balanced community seeking that type of accommodation. One would have expected the number of bungalows to be greater. There are also far too few "Town Houses" for a town of this number of population. To balance the cottage numbers we ought to have more properties of "town house" style.

The number of luxury residences is probably fine, especially when we add in the outlying streets not included in this exercise. However, there are clearly far too few houses for old people and for local needs (low cost).

Of the "modern cottages" total, 79 are ex-local authority so, clearly, at some stage when the town had considerably less houses than it does now, it was considered that there was a significant need for assisted housing places here. Now the number is reduced by 50% and that includes dedicated old peoples' accommodation, which was not available in the former Council Housing.

The numbers of purpose built flats is probably not far off the actual need, excluding special or social needs.

APPENDIX 3

Design Statement Team

The following have contributed to this document as members of the team during the course of this project:

Janet Anderson – Parish Council
Judith Cosford – Parish Council
Aaron Custance – Proper Job
Nicky Scott – Proper Job
Peter Mason – Resident
Terry Bleakman – Parish Council
Andrew Parrott – Parish Council
Chris Webber – Business Association
Timothy Garratt – Business Association
Chris Park – Architect
Robert Harris – Architect
John Croxen – Jubilee Hall Committee
Margaret Haxton – Parish Council

Grateful thanks to the following for their support and contribution during the project:

The residents of Chagford and surrounding areas
James McInnes – Devon County Council
Harris Macmillan Architects
Officers of the Dartmoor National Park
Rendells
Chagford Parish Council
Chagford Primary School