

CHAPTER 17

Chulmleigh Action Plan

INTRODUCTION

17.1 Chulmleigh is identified as a Local Centre that provides localised services and facilities for the village and surrounding rural community. It is situated on the southern edge of the District. Consequently the village serves an area extending into Mid Devon and Torridge Districts. The town is located within the Priority Area for Rural Regeneration.

17.2 The town is located approximately 11 kilometres south of South Molton and 22 kilometres south east of Barnstaple. It is situated approximately 2 kilometres east of the A377 Barnstaple to Exeter Road and is accessed from the A377 by the B3096 towards Chawleigh.

ENVIRONMENT

Landscape

17.3 Chulmleigh is set in undulating countryside bounded by the valleys of the Taw and Little Dart. Land to the south of Chulmleigh is designated as an Area of Great Landscape Value where Policy ENV6 will apply. Land to the north of the village rises up towards high culm grassland which surrounds the Taw river valley.

Nature Conservation

17.4 There are no sites of national nature conservation importance around the town, although there are several County Wildlife Sites around Chulmleigh. These sites include Parsonage Wood to the north east and Dartridge Wood to the south west, which are both ancient semi-natural woodlands, as well as Huntacott Fields to the east of the village which is culm grassland. These County Wildlife Sites are shown on Inset Map 6 and the Proposals Map where Policy ENV12 will be relevant.

Historic Environment

17.5 The town centre of Chulmleigh retains much of its historic pattern and character. The Conservation Area stretches along East Street, Fore Street, New Street, South Molton Street and Leigh Road, which form the main routes into the village centre. It includes a high proportion of historic buildings, many of which are listed, including the Grade I Church of St Mary Magdalene. Proposals within the Conservation Area will be considered against Policy ENV16. A Design Statement is being prepared for Chulmleigh and will be adopted as Supplementary Planning Guidance.

Sewage Disposal

17.6 The foul sewerage system in Chulmleigh has no spare capacity to cater for further development. Any significant new developments will require major sewerage infrastructure improvements including replacement of sewers in the town centre, upsizing of the sewage works and the removal of surface water discharges from the foul sewer. Developers will be required to contribute towards the costs of these improvements.

HOUSING

17.7 A development boundary for Chulmleigh is defined on Inset Map 6, outside of which the principle of residential development will not be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10. Within the development boundary residential development will be permitted in accordance with Policy HSG2.

Land West of Langley Lane

17.8 The only site proposed for residential development within Chulmleigh is land off Beacon Rise and west of Langley Lane. The southern part of this proposal is a previously developed factory site with undeveloped land between existing housing, Langley Lane and the County Primary School to the north. Vehicular access to this site will be solely from Beacon Rise. Public open space will be required in accordance with Policy REC5.

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17.9 The proposal will need to incorporate improvements to the foul sewerage system to provide sufficient spare capacity to cater for this development. These improvements must include the removal of surface water discharges from the foul sewer to either the existing surface water sewer in East Street or to a new one. Any contamination on the site will need to be remediated in accordance with Policy DVS4.

PROPOSAL CHM1 (RESIDENTIAL DEVELOPMENT WEST OF LANGLEY LANE)

LAND WEST OF LANGLEY LANE, AS SHOWN ON INSET MAP 6, IS PROPOSED FOR A MINIMUM OF 20 DWELLINGS INCLUDING AT LEAST 10 AFFORDABLE HOMES WHERE:-

- A) VEHICULAR ACCESS IS FROM BEACON RISE ONLY;**
- B) THE EXISTING SEWERS ARE UPGRADED; AND**
- C) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS THE COST OF IMPROVING THE CAPACITY OF THE PRIMARY SCHOOL WITHIN THE VILLAGE.**

17.10 Except for the land at Langley Lane, there are no other significant previously developed sites within Chulmleigh. However, the following sites are considered suitable for residential redevelopment should they become available during the Plan period:-

- ◆ *Land adjoining Horsepool Meadow, South Molton Street*
- ◆ *Land to the rear of 14 and 15 Land Park*

EMPLOYMENT

17.11 Chulmleigh is within the Priority Area for Rural Regeneration and is a focus for employment opportunities for the surrounding rural area. Back Lane Industrial Estate on the western side of the town has not yet been fully developed and land to the west is proposed for an extension to the existing industrial estate. The existing industrial estate will be safeguarded from redevelopment for other uses in accordance with Policy ECN2. Land to the west is proposed for employment uses in Use Classes B1, B2 and B8.

PROPOSAL CHM2 (BACK LANE INDUSTRIAL ESTATE)

LAND WEST OF BACK LANE INDUSTRIAL ESTATE, AS SHOWN ON INSET MAP 6, IS PROPOSED FOR EMPLOYMENT USES WITHIN CLASSES B1, B2 AND B8 OF THE USE CLASSES ORDER.

17.11A Chulmleigh falls within the Burrington Radar Consultation Zone as shown on the Proposals Map. Policy DVS5 will apply to all proposals within this zone.

COMMUNITY FACILITIES

Sport and Recreation

17.12 Existing public open spaces within Chulmleigh are identified on Inset Map 6. The main sports provision includes cricket and football pitches and Chulmleigh Golf Course to the south of the village. In addition, sports facilities are provided in connection with the Community College and primary school. New tennis courts and a four court Sports Hall are proposed at the College, which will be available for community use. Support will be given to further improvements at the Community College providing they are available for use by the local community.

17.13 Other open space includes land adjoining the cricket ground, the park adjoining Leigh Villas and Davy Park off Fore Street. All these open spaces will be protected from other uses in accordance with Policy REC6.

17.14 The Open Space Strategy for the District has identified the following deficiencies within Chulmleigh:-

- ◆ *Equipped children's play area*
- ◆ *Facilities for young people*
- ◆ *Informal open space.*

No sites have yet been identified.

Education Provision

17.15 Chulmleigh has a primary school and a secondary school that also serves as a Community College. The primary school has no spare capacity. Contributions will therefore be sought towards providing additional primary school places in residential development incorporating family type housing of five or more dwellings. The level of contributions will be based on the Code of Practice, which will be produced as Supplementary Planning Guidance.

Other Community Facilities

17.16 There is a public library on the Community College site and a new medical centre has been provided at the former Wallingbrook Hall site.

Car Parking

17.17 The public car parks within Chulmleigh are situated adjacent to the Parish Church and within the Royal Charter Park Estate and will be safeguarded for such uses in accordance with Policy TRA8A. Support will be given to the provision of an additional car park within the Plan period if a suitable site can be identified.

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