Woodbury Parish Council

Build for Benefit – New Development Policy

It is the Council's policy that any new development will be considered with a view of "build for benefit." Whether the proposal is supported or not by the Parish Council we will provide in our response to East Devon District Council a wish list of items that we would want to be considered and included within the S106 Heads of Terms if East District Council are mindful of approving the application. This Policy will aim to ensure that the communities in the parish will benefit from any new development approved; "build for benefit".

The following points will be considered for each outline or full application for a development over 5 properties.

- Safe connectivity to existing village amenities for pedestrian and cyclists, which could include a zebra crossing, controlled crossing, or other options.
- S106 contributions for 20mph speed limit within the relevant village centre;
- S106 contributions for effective speed calming measures, to include village gateways, tabletops, road markings, signage, narrowing of road and any other calming measure.
- Parking facilities for residents and visitors;
- Open spaces used to their fullest potential to include footpaths, and if necessary, street furniture; (i.e., bins / benches / noticeboards)
- Provision for new play space on site or a contribution towards existing play spaces in villages within the parish or in the development taking place;
- S106 contributions towards new or existing community facilities; (new community centre)
- Allotment provisions considered, including improvements to existing;
- Toilet / car park provisions;
- Provision for a new Parish Office and/or Community space in Woodbury village;
- Provision for new facilities and services to improve quality of life to residents.
- Community Arts and Creativity projects.
- Protection of historic assets;
- Improvements relating to the Conservation Area Management Plan;
- Consider cumulative "build for benefit" provisions.
- Review and monitor progress to avoid duplication of provisions on individual applications;
- Improvements of Public Transport.

This document has been produced as a "build for benefit" new development policy for the Council and will be reviewed annually at the Staffing, Finance and Policy Committee.

Adopted: 13th November 2023