

**Milton Abbot, Chillaton, Kelly**  
**Neighbourhood Plan, Appendix 2-3,**  
**Design Statement**  
**2021**



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## 1. Introduction

1.0.1 This document represents the Milton Abbot, Chillaton, Kelly (MACK) Design Statement. It has been prepared following public consultation in respect of the MACK Neighbourhood Plan.

1.0.2 The aim is to provide guidelines that will protect and enhance what we value from the past and encourage good design in new developments in the future.

1.0.3 Good design should endeavour to create places, building and spaces that work well for everyone, look good, last well and will adapt to future needs.

1.0.4 The purpose of this Design Statement is to describe the distinctive character of the MACK Plan villages, hamlets and surrounding countryside as it is today, and to highlight the qualities that the residents value. It is from these qualities, reflecting the distinctive character of our communities, that these design principles have been drawn up to guide future development and maintenance.

1.0.5 The Design Statement, together with the MACK Environmental Study, Appendix 2-2, provides guidelines that will ensure future development across the designated area enhances the region, reflects the views of the

Group	Individuals	Purpose
Residents	Home Owners, Tenants	Guidance in alteration, maintenance work and new build.
Developers	Architects, Designers, Engineers	Describes the visual qualities and character of the village. Incorporates the views of the residents regarding the design of new development.
Local Government and Statutory Consultees	Devon County Council, West Devon Borough Council (WDBC), MAG Parish Council	Used as guidance in considering the design of new developments. Can strengthen the local authority's position when negotiating on design, and at appeal stage.
Local Business	Retail, Employers, Services	Understand local needs and facilities.
Community Groups	Charities, Recreation, Social	Appreciate facilities available and future requirements of



residents and does not detract from the character of our community.

## 2. How is the Design Statement to be used?

2.0.1 The Design Statement should be consulted when preparing designs for new developments, renovations, extensions or alterations to existing buildings across the MACK Plan area, regardless of scale.

2.0.2 The Design Statement is intended to encourage and stimulate the following design process:

1. A survey of the relationship between the site and its surroundings, working with and respecting what is already there.
2. The identification of design opportunities presented by existing views, landscaping, built forms, materials and details.
3. The provision of evidence in design proposals that an analysis of the site details and wider contextual setting has been carried out.

2.0.3 The MACK Plan Design Statement does not aim to provide design solutions. Its purpose is to illustrate the distinctive vernacular characteristics and elements of the designated area that should be considered by developers when designing new buildings or altering existing buildings.



## Local History





### 3. Considering our Heritage

3.0.1 The Plan area embraces the villages of Milton Abbot and Chillaton, plus the smaller hamlets of Kelly, Bradstone, Meadwell, Foghanger Old Manor and Quither. The vanished settlement of Dunterton is distinguished by its isolated church, standing alone in a field next to the B3362.



3.0.2 Place names indicate that the area grew around Celtic and Saxon farms and settlements, cleared from woodland, which spread on both sides of the Tamar from the two fords that

crossed the Tamar at Greystone and south below Dunterton. The Tamar was not a border but the crossing was important in the ebb and flow of power as is shown by the Iron Age forts of Castle Head and Cartha Martha on either side of the river.

3.0.3 As the cleared land increased, Bartons, Manors, and Estates were created and the hamlets and villages that we have today grew. The population also grew, and contracted at times as the fortunes of farming fluctuated. In the 19<sup>th</sup> century the population rose during the Tamar Valley mining period, but declined severely afterwards.

3.0.4 With a current population of c2000 the MACK Plan area embraces part of Tamar Valley AONB to the southwest and 3k from the boundary of the Dartmoor National Park to the east.

3.0.5 Whilst it is some two to three kilometres from the Tamar Valley Mining World Heritage site, it has been acknowledged by Planners that Milton Abbot in particular may be influenced by, and have an influence on the ecology of the TVWHS, particularly in Planning matters<sup>1</sup>.

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<sup>1</sup> 0969/20/OPA WDBC-Statutory Consultation notes-ecology.

## 3.1 Milton Abbot

3.1.1 Milton Abbot village straddles the B3362 which follows the route of the 18th century Turnpike road that connected Tavistock to Launceston via Greystone bridge.

3.1.2 The largest of the settlements in the MACK Plan area, with a population of c1200, Milton Abbot lies within the pattern of a conjectured oval earthwork centred upon the Grade 1 listed 12<sup>th</sup> Century Church of St Constantine. The village lies on the South slopes of Ramsdown Hill and enjoys magnificent views to Bodmin Moor.



3.1.3 It is watered by copious springs from which half the village draws its water supply. Possibly dating from the Iron Age, it was

called 'Middletona', being acquired by Tavistock Abbey after its founding in 961ad. The Domesday Book records that it was held by the Church as a Manorial Holding with the Abbot himself holding two Estates; Leigh (in Milton Abbot) and Liddaton

3.1.4 When King Henry VIII dissolved the Abbey around 1539, Milton Abbot, along with the vast holdings of the Abbey, was gifted to the Russell family (Dukes of Bedford) who were favourites of the King.

3.1.5 The village remained in the ownership of the Dukes of Bedford for some 400 years. Most of the village was employed on the Bedford Estates during this time.

3.1.6 In the mid 1900's the Duke gave his holdings in Tavistock to the town. After the untimely death of the incumbent Duke in 1953, much of Milton Abbot was auctioned off, including The Cottage Ornee at Endsleigh, which became a salmon fishing lodge for many years, and is now a Hotel.

3.1.7 Much of Milton Abbot village was rebuilt in Hurdwick stone to the distinctive Arts and Crafts designs of Sir Edward Lutyens for the Duke of Bedford in 1908 and is now a designated Conservation Area. The National Monuments Grade Listings for the village run to some five pages<sup>2</sup>.

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<sup>2</sup> [historicengland.org.uk-listed-buildings-miltonabbot-devon/](http://historicengland.org.uk-listed-buildings-miltonabbot-devon/)

3.1.8 It is classified as 'sustainable' within the JLP, having a village hall, church, pub, school and visiting post office. Community agricultural allotments are located at the western edge of the village. There is a village green and playground in its centre. Whilst closed, the rest shelter and public toilet on the green is Grade II listed, dating from the remodelling of the village by Lutyens.

3.1.9 Of particular note are the surrounding 'Milton Abbot Medieval Field Systems'; a recognised National Monument Feature of the area.

3.1.10 The TVAONB runs close, and at times into, the southern boundary of the village. The 'Tamar Valley Discovery Trail', a Nationally Designated footpath, runs directly through the village from north to south, skirting the village green.

## 3.2 Chillaton

3.2.1 Chillaton village lies to the north east of Milton Abbot, sitting at the mouth of a deep valley with a stream which feeds the Lyd at Sydenham. This valley was once heavily mined.

3.2.2 The village clusters around a crossroads square at the mouth of the valley where the village pub is currently closed. Chillaton is classified as 'non-sustainable', having neither church, school, shop, pub nor village hall.



3.2.3 Mining was an important industry within the area with Chillaton once a global leader in the production of manganese in the 19th and early 20th Century. Both Hogs Tor mine and Narracott were very productive, providing much employment in the area. Much of the estate was owned by the Chichester family until the 19th Century.



3.2.4 There are also a significant number of Grade 1 and 2 listed buildings<sup>3</sup>.

3.2.5 Both villages sit amongst ancient field systems and hedgerows, much of which have escaped the destruction of more intensively farmed landscapes elsewhere in England. Sheep, cattle, horses, and other domestic livestock graze happily in these lush fields.

3.2.7 Farming with all its changes over the centuries has always been the main economy in the plan area, around which the communities have grown, and will continue to remain the barometer of the area into the future.

3.2.8 Whilst Chillaton exhibits the remnants of intensive manganese mining at Hogs Tor and Narracott mines, Milton Abbot also has many similar shafts and adits dating from the 18th and 19th centuries.



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<sup>3</sup> [historicengland.org.uk-listed-buildings-Chillaton-Devon/](https://historicengland.org.uk-listed-buildings-Chillaton-Devon/)

## 4. Essential Characteristics

4.0.1 The principal settlements of the MACK Plan area are characterised by a vernacular which is historic, ancient and attractive, and potential developers are encouraged to have regard to the historic settings of much of the local built environment.

4.0.2 Mostly they were built from readily available local materials. Stone was mostly quarried on site, or gathered from the fields after ploughing. There were a number of outcrops of “Hurdwick Stone” (locally referred to as Dunterton Stone) in the Plan Area. Slate came from local sources such as Coryton, Mill Hill, or if you could afford it, Delabole. Wood of course was readily available and was sawn on site. There were a few sources of brick but it was not a common material and was mostly imported as ballast. Glass was always expensive and its availability and size governed glazing patterns.

4.0.3 The west of the country is wetter than the east and wind driven rain can be a problem. The stone built walls were not always up to the challenge. To provide better protection render, slate hanging, and the very practical and cheap corrugated iron, became common external finishes. Thatch was an early roofing material but does not last in the wet west and is rare in our part of Devon.

4.0.4 The vernacular details we have illustrated throughout this Appendix reflect the practicalities of historic construction in our area as well as local aesthetic details. They provide a snapshot of the character of the plan area, and clues about proportion and shape which is important for good design in any age.

4.0.5 Pastiche should be avoided. For instance, the triple glazed energy efficient windows with applied plastic glazing bars of today cannot replicate the small paned single glazed wooden windows of the 18th century.



4.0.6 We must build for today's needs, not nostalgia for the past. It should be remembered that most Grade1 listed buildings were built in the modern style of their day, or of very different styles



over a period of time. Kelly House is a local example. Good imaginative design is what is needed today to continue our history.

## 4.1 Milton Abbot

4.1.1 Milton Abbot owes much of its design heritage to Lutyens, and his Arts and Crafts design ethic: tall sweeping Delabole slate roofs, cupped eaves, dormers, arches and stout chimneys. Here and there are through passages; acknowledging the traditional Devon Long House layout.

4.1.2 Of particular note is the Village School, with its genuflection to Tudor architecture, large 'gothic' archway moulding and window cornice, and patterned chimneys.



4.1.3 The village plan, whilst dictated by historical precedent, owes much to medieval alms houses, governed by the Duke of Bedford's laudable desire to provide decent housing for his estate workers. A set of ancient alms houses dating from medieval times stood in what is now the graveyard, opposite the row of cottages to the east called 'The Parade'. These alms houses were demolished by the Duke as 'slums' in the 1930's, but their design may have influenced Lutyens at the time.

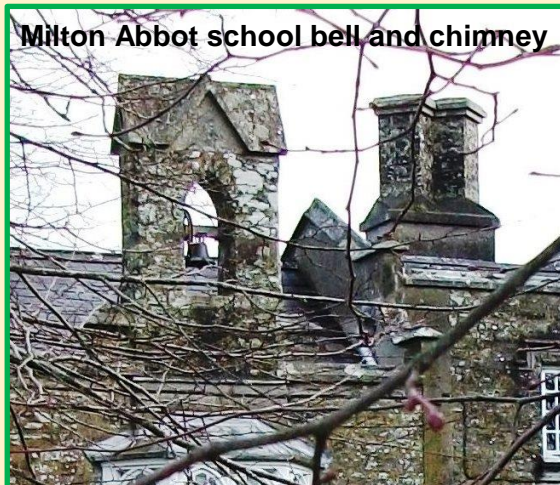
4.1.4 Stone work in general is the delicate grey/green Hurdwick stone, quarried locally, with granite detailing. Quoining is usually Hurdwick, but on the more prominent facades, granite quoining is used.

4.1.5 Elsewhere the village boasts the more conventional designs produced by the Bedford Estates Architectural Office over the centuries. The most evident are usually mid 19C stucco, with tall Hurdwick chimneys. Windows are sash, or multi-paned 'cottage' style.

4.1.6 Some on Fore Street have stout but modest porches with stucco finishes. Several were designed as shops in their day. At the eastern end of Fore Street, the cottages are a more modest mixed rough laid stone to terrace design, but with attractively large sash windows. They have no porches. One or two had internal wells. The cobbled pavement of Fore Street is of particular note.

4.1.7 Apart from the Church, few ancient buildings remain after the Lutyens remodelling. One delightful small semidetached cottage sits on the corner of Venn Hill opposite the church War Memorial and Lytch Gate. It is evident that Lutyens was much influenced by the vernacular design of this early Bedford cottage. Another 14C building is Elderbery cottage near the Vicarage. A somewhat plain cottage in Hurdwick Stone, once site of the cobblers' shop.

4.1.8 Of particular note is the early Victorian Vicarage, now in private hands. Built of Hurdwick Stone, with granite detailing, it has imposing chimneys and a grand façade.



4.1.9 Elsewhere, particularly on farms around the area, it is possible to find 19C red rubbed brick quoining around doors and

windows. Foghanger Farm, part 14th century, exhibits some delightful examples of this utilitarian vernacular.

## 4.2 Chillaton

4.2.1 In contrast to Milton Abbot, Chillaton was never planned, or designed. It grew from a cluster of mining cottages and old farm houses, clustered about the square formed by the end of the deep valley, the stream and the 18th century toll road junction near to the of Chichester Arms.



4.2.2 Houses are of Hurdwick stone, of cottage style with tall stout chimneys. A modicum of gentrification is seen in the stucco and sash windowed houses and old shops facing the 'square'.



4.2.3 Unusually for the area, the Chichester Arms boasts a fine two columned portico style porch. Chillaton House GII listed, stands in a lane above the village. This large Victorian house commands fine views towards Dartmoor. Built from Hurdwick stone and granite, it is in a ponderous Arts and Crafts style.



## 5. Guidelines

5.0.1 Modern developments have not always integrated well with their surroundings. Planning applications should provide an analysis of the site and its wider context, in the form of a written statement supported by the use of photographs of the site and its surroundings.



5.0.2 In the main, the MACK Plan designated area is considered as open countryside, including the village of Chillaton, or sits within the Tamar Valley Area of Outstanding Beauty (TVAOB).

5.0.3 Alterations and/or extensions to properties should be in keeping with the original design and scale. Existing open spaces and gaps between buildings should be preserved.



5.0.4 Open spaces and important views, including important sight lines across open countryside, should be preserved as they contribute to the setting and character of our communities.

5.0.5 Views of our villages and hamlets from their approaches generally give a positive first impression. Any new building should respect these approaches, be of sympathetic design, and sit comfortably within its surroundings.



## 6. New Development

6.0.1 In light of Central Government's demand for an increase in housing, it is inevitable that new development will take place. Indeed, the WDBC Joint Local Plan (JLP) has identified a figure of 20 homes to be built within the MACK Plan area, nominally in Milton Abbot.

6.0.2 Our community understands the need and has, in the main, adopted a positive and co-operative approach which focusses on the ways in which such growth can benefit and enhance both our close communities and historic environment. In response, we would expect developers to ensure any works progress with minimal disturbance to existing residents.

6.0.3 Housing policies within the MACK Neighbourhood Plan reflect the views of local residents in relation to housing development. This design statement aims to give more detailed guidelines regarding the quality and design of new development.

**The Owner or Developer of sites with 5 or more dwellings will be required to establish a Management Committee for the purpose of managing and maintaining:**

- **Open Space Land**
- **Sustainable drainage systems (SUD) Schemes**
- **Unadopted roadways and footpaths**
- **Landscaping**
- **Boundaries**
- **Additional Parking spaces**
- **Play Areas where provided**

**Membership to be drawn from both the Developer and Parish Council.**

## 6.1 Design Guidelines

These guidelines apply to all development including Q Class, custom build and self-build.

- 6.1.1 The scale, design and materials of any new development must be appropriate to the area in which it is located.
- 6.1.2 The treatment of space between buildings is of considerable importance to wellbeing and quality of life and should be considered at the initial design stages
- 6.1.3 The use of traditional materials will be welcomed. However, some external finishes do not suit our



moorland climate, and are not a traditional feature of our villages and hamlets, so will be discouraged.

- 6.1.4 Windows and doors made of modern materials will be acceptable provided that their designs reflect those of traditional, established properties.
- 6.1.5 New or replacement ground floor windows which protrude into the space public spaces such as above pavements when opened should be avoided.
- 6.1.6 The design of new houses should be varied by use of features such as stone facing, hanging slates, brick detail, porches and others. Thatched roofing would be discouraged.
- 6.1.7 Varied roof lines, staggered frontages and porches will be encouraged to alleviate “boxy” designs.
- 6.1.8 Any new development within the TVA OB should be sympathetic to the Area.
- 6.1.9 New developments should avoid featureless and windowless walls on buildings, providing it does not adversely affect the amenity of adjoining residents.
- 6.1.10 Any development does not interfere with the visual amenity of existing properties to whom the countryside is a tangible extension of their gardens

- 6.1.11 New developments should contain a mix of dwelling types including bungalows. Dwellings should be of one or two storeys only.
- 6.1.12 Houses of innovative/contemporary design can add to the visual narrative of a community and would be considered, providing that they are sympathetic to their surroundings.
- 6.1.13 All new developments should consider dwelling orientation for solar gain, both passive and for the utilisation of roof spaces for solar technologies. If a development does not include solar panels (either thermal or photovoltaic) within its design, developers must show due consideration for the correct orientation for retrofitting of such technologies at a later date by residents.
- 6.1.14 Developers will evidence that all proposed dwellings are correctly orientated for solar gain, unless compelling evidence can be presented as to why they should not be, with the appropriate roof areas for a domestic scale installation or unobstructed roofs with little to no shading issues.
- 6.1.15 Adequate space should be provided for the discrete storing of refuse and recycling bins.

- 6.1.16 Accessible and adaptable homes. Developers of 5 or more homes need to show how they are going to meet the needs of the disabled and elderly. In particular, in consideration of optional building regulations (M4(2) and M4(3)) and optional building regulation standards Category 2 and Category 3 (wheelchair accessible) to help to ensure that those with disabilities can access new build housing suited to their needs.
- 6.1.17 All new developments, in particular those on the edge of villages, should be encouraged to incorporate footpaths and cycle ways giving access to both the countryside and to, or towards, the village centres, provided that they form safe routes for public use.
- 6.1.18 All proposals for new developments will be expected to include off-street parking provision, relative to the size of dwellings, in order to avoid an increase in on-street parking in the vicinity of the site, which would detract from highway safety and residential amenity. Garages should be extra to this provision.
- 6.1.19 Garages, where provided, should be at least large enough to accommodate a family car.



6.1.20 New developments will be expected to provide additional parking spaces for visitors and commercial vehicles.

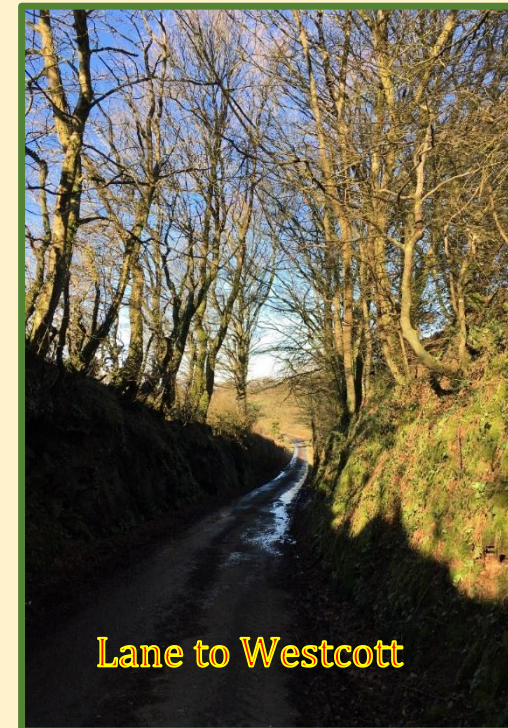
6.1.21 The largest feasible area of open green space should be incorporated in new developments. The design of open spaces should reflect a rural character and every opportunity should be taken to enhance their ecological potential. Tree planting is to be included.

6.1.22 Developers of 10 dwellings or more should provide some additional amenity to the local community, for instance an equipped play area, community green space or serviced allotments. The nature of the amenity is to be agreed with the Milton Abbot Group (MAG) Parish Council, unless the Parish Council agrees to remove this obligation.

6.1.23 Where a developer has been required to provide any community amenity, the developer is to hand over such space, in good order, to MAG Parish Council within 30 days of completion of the final property. Thereafter the Council will manage the amenity as is appropriate.

6.1.24 Screening i.e. trees and shrubs, should be provided between existing homes and new developments.

6.1.25 Native hedgerows should be planted, to provide wildlife corridors, in developments of 5 or more dwellings.



## 7. Boundaries

7.0.1 Native species hedgerows and traditional Devon hedge banks are important landscape features and wildlife habitats. They are often of historic value, marking ancient field boundaries. Development should conserve and enhance the hedgerow network, retaining and enhancing existing features wherever possible.

7.1.1 Traditional boundaries such as hedgerows, Devon banks and stone walls should be preserved. New developments should aim to retain existing boundaries, and replace or repair any loss or damage to them sustained during construction.

7.1.2 Developers are required to properly maintain boundary hedgerows and banks during construction so that the public access and use of existing pavements, roads and paths is not affected by the ongoing works.

7.1.3 The planting of native hedging and the creation of new Devon Hedge Banks is to be encouraged within and around new developments as a form of boundary treatment to properties and screening.

7.1.4 Developers will be discouraged from destroying Devon hedge bank boundaries, with mitigation by

substitution elsewhere to 'compensate' discouraged. 'Like for like' replacement of hedges on original boundaries will be supported.

7.1.5 Where hedging is planted, repaired or replaced, it should be with native species that are common within the area and, if possible, of local stock.

7.1.6 The style, height and materials of new boundaries should be in keeping with the property itself and its immediate neighbours, i.e. designed to harmonise with its surroundings, rather than stand out as a landmark.

7.1.7 Trees should be planted, for screening, where a development borders a road.

## 8. Trees

8.0.1 Trees, hedgerows and Devon Banks are an essential part of the West Devon landscape that makes up the MACK Plan area, creating characteristic boundaries for field systems. They are vital to support the wide variety of wildlife species endemic to the area, and assist greatly in slowing down runoff from heavy rainfall and thus preventing flooding. They absorb carbon dioxide and release oxygen, contributing to our environmental wellbeing.

8.0.2 The MACK area has Dartmoor National Park to the East and the Tamar Valley AONB, a World Heritage Site to the South. Milton Abbot extends into the AONB in part to the South.

8.0.3 The parishes themselves contain areas of small woodland and copse, undulating farm land and heathland. In addition, there are 3 ancient Parklands, featuring designed landscapes, graced by picturesque cottages, arboretum, planted woodlands and rides. In Endsleigh Estate, a carriage drive was constructed from Gunnislake to Endsleigh along the river for Queen Victoria's visit for afternoon tea.

8.0.4 The estate also encompassed Milton Abbot, itself now a conservation area. Much of the village centre was designed by Lutyens, and built by the Bedford Estates.

8.0.5 Trees and hedgerows can soften architecture and create a link between the villages and the surrounding countryside. They

provide wildlife corridors, encouraging creatures to utilise gardens, which can be a valuable resource for the creatures and a pleasure to residents.

8.0.6 Any development should ensure that:

- Existing trees and shrubs are retained where possible and integrated into new developments.
- Appropriate maintenance of existing trees, shrubs and hedges should be encouraged.
- Mature trees and hedgerows should be preserved or replaced within villages, hamlets, along all access roads and in the immediate surrounding countryside.

### 8.0.7 Trees and hedgerow shrubs

8.0.8 The most common hedgerow species found across the MACK area are oak, ash, hazel, hawthorn, holly, bramble and honeysuckle. Also occurring are field maple, blackthorn, holm oak, sycamore and willow.

8.0.9 The following may be considered as Standard trees:

- English/Sessile Oak, Ash, Field Maple, Wild Cherry, Crab Apple, Rowan, Small-leaved Lime, Beech, Silver Birch.

8.0.10 These native species are recommended:

- Hawthorn Elder Wayfaring Tree



- Blackthorn Dog Rose Gorse
- Hazel Spindle Honeysuckle
- Holly Dogwood Travellers Joy
- Beech Guelder Rose

## 9. Street Furniture

9.0.1 Street furniture adds character and illustrates the history of a settlement, however, care should be taken to preserve and enhance the rural nature of our communities. Street furniture should be carefully located, of good quality and design and in keeping with local character.

- 9.1.1 The ER letter boxes which are dispersed across the area add character and emphasise the history of the settlement and should be retained.
- 9.1.2 Public seats should continue to be provided where a suitable site can be identified.
- 9.1.3 Existing railings on older properties should be retained and new railings are encouraged where they will enhance a suitable building and add to the townscape.
- 9.1.4 Parish boundary stones should be maintained and protected.
- 9.1.5 Satellite dishes are visually intrusive and should be sited as inconspicuously as possible. Special rules apply to the Conservation Area.

- 9.1.6 The installation of telecommunication masts and wind turbines within the settlement areas would be opposed.
- 9.1.7 Lighting –Street lighting is controlled by Devon County Council whose primary concern is for safety.
- 9.1.8 To minimise the effects of light pollution, softer yellow lighting is preferred where this does not compromise safety.
- 9.1.9 Any lighting proposed must be of a design which does not cause visual intrusion nor cause adverse effects due to light pollution, which is particularly important given the isolated rural nature of settlements within the plan area.
- 9.1.10 When installing external lights on properties, care should be taken to ensure that they do not cause a nuisance to neighbouring properties.
- 9.1.11 Signs - Examples of both traditional and modern road signs can be seen across the MACK area. The use of modern sheet metal road signage with broad painted borders can detract from the rural character of the town. Plain black and white signage without a border, but made with modern reflective material, is preferable.

9.1.12 All signage should be kept to a minimum. Redundant signs should be removed and every effort made to avoid duplicate signage.



9.1.13 Where they remain legal, older traditional signs ought to be preserved and should not be replaced with modern equivalents. Where this is not possible, replacement or new signs should be of traditional design and as similar to the original as possible.

9.1.14 Mounting signs on walls or buildings avoids clutter at street level and allows for the safe passage of pedestrians, particularly those using mobility aids or those pushing prams.

9.1.15 Advertising signs for private business should be unobtrusive and generally fixed flat to the appropriate building.

9.1.16 Advertising signs which are internally illuminated and neon signs should be avoided.





## 10. Public Utilities

10.0.1 As part of any development application, public utility companies should be made aware of their duty to respect the both our historic and natural environments.

10.1.1 The continued use of above ground cables should be avoided.

10.1.2 Where any work is carried out, the site should be reinstated to its original design, appearance and finish using the appropriate materials for the site.

10.1.3 The “New Roads and Street Works Act- 1991”, along with associated regulations and codes of practice introduced new standards for the reinstatement of road and footway surfaces with utility companies being fully responsible for reinstatement following their street works, whereby:

*“both interim and permanent reinstatements must conform to the statutory specification, and undertakers executing road works must comply with prescribed material specifications and standards of workmanship when reinstating a road or footway and to guarantee the performance of the reinstatement for a minimum period of two years”*





## 11. Public Rights of Way

11.0.1 There are many miles of public footpaths and bridle paths that criss-cross the MACK area, established over the centuries as a means of access from farm to church. These include the nationally important walking trail, 'The Tamar Valley Discovery Trail' passing diagonally through the Parish NW to SE.

11.0.2 Of particular note is the Lytch Path running from Tavistock to Launceston via Lamerton Church, Foghanger, Milton Abbot Church, Kelly Church and Bradstone Church

11.0.3 These footpaths are now mainly used for recreation. They can be linked together to provide pleasant walks of varying length to suit nearly all abilities. However, many are inaccessible to people with restricted mobility.

Any development should ensure:

- Public rights of way are retained along existing routes wherever possible.
- Where new footpaths and cycle ways are created, provision is made for people with restricted mobility.
- Footpaths and bridleways are kept open, in good repair and free from obstruction.

