

# **CHAWLEIGH PARISH COUNCIL**

Chairman: Mr Edwin Saunders

Clerk: Mrs Laura Mackie -

Mai Beaute, Chawleigh, Chulmleigh, Devon, EX18 7HH

20 March 2014

Local Plan Review Consultation  
 Forward Planning  
 Mid Devon District Council  
 Phoenix House  
 Phoenix Lane  
 Tiverton, EX16 6PP



**REF: Local Plan Review**

Dear Sir/Madam

In response to the Mid Devon Local Plan Review, Chawleigh Parish Council called a Public Meeting and Extra Parish Council meeting to discuss how the plan and sites put forward would affect our Parish.

Thirty two members of the public attended our open meeting, and there was overwhelming support in principal to explore housing development in Chawleigh based on one or other or both sites.

Some of the key issues raised by the Parishioners' are summarised as follows:

- There is a need for small, low cost housing. We would like to see 1, 2 and 3 bedroom homes, available on the open market but at an affordable price for local people.
- We would like to see some self-build opportunities to help keep house prices low.
- It is important for the future of Chawleigh that there are no sudden developments. We would like to see these sites developed across the 30 years of the local plan.
- Some members of the public showed concern about the village infrastructure. Our sewerage system is already under pressure. Chulmleigh Primary School is at capacity and bus services have recently been reduced. We would like this to be considered in any future plans for our village.

After discussion, Councillors unanimously agreed that we support the sites put forward in the plan for Chawleigh, however this is conditional on being able to deliver the plan based the three key imperatives:

1. Supportive of a development on both sites but the Parish Council cap the top limit on total numbers of properties for development to 36 over a period 30 years. It is important for clarification on numbers to be given by MDDC in writing and plans updated on numbers for the Barton (School Close) site. Currently shown on MDDC plan as 40 with a maximum requirement acceptable to Chawleigh Parish being 20. (Liz Pickering suggested that the original number of properties on the Barton site had been reduced with the impression given to some Councillors that the number was halved to 20 rather than reduced to 40). Therefore support for this site development is conditional on a maximum of 20 appropriate properties.
2. One of two important topics raised in the public meetings was how to control and influence a development in line with the Parish requirements once the land has been sold on? It is

appreciated the development, unless some form of covenant or caveat can be included at the time of sale is difficult to control. However, this key point has to be given in supporting the local plan and look to MDCC to facilitate this objective at time of planning.

3. The second key to topic is that of a requirement for low cost housing, not necessarily same as "affordable housing" that would only currently give about a 35% return. Taking a pragmatic approach and not to discount possible "affordable or open market development" it would appear that some part of the development being allocated as Community Self Build, subject to further investigation could be the answer to both control and cost.

Chawleigh Parish Council submits their considered response to the consultation and look to MDCC for their support in delivery of our aspirations and objectives of a sustainable future for our Village.

Laura Ivackie  
On behalf of Chawleigh Parish Council