

**To all Churchstow Parish Residents.**

**Most of you will no doubt be aware of the proposals for another housing development in Churchstow.**

**These are plans to build 38 new properties on the land behind the new development (Reeves Way).**

**The properties will be a combination of houses and bungalows. Half of the new houses will be affordable homes as this is a requirement of SHDC planning policies, and the rest of the properties will be sold as open market houses. The open market properties will be predominantly bungalows and dormer bungalows. The style of the properties will match those on Reeves Way – we believe that this style has been well received by the community.**

**The developers have so far been very open and honest with us and kept us well-informed from the very beginning. They have held two local consultations in order to exhibit their proposals and met with the Parish Council a couple of times prior to these exhibitions to seek our permission to hold the events. This isn't always the case with housing developers.**

**Following the exhibitions, the developers have taken on board the comments made by the parishioners, regarding layout, access, number of properties and they have altered their plans accordingly. They have repositioned plots and proposed uses to alleviate any overlooking issues, they have incorporated an equipped play area for local toddlers as well as increasing the area of open space that was a requirement of the Reeves Way development. Furthermore they have offered to make contributions towards the provision of the community car park and traffic calming measures along Pump Lane and through the centre of the village (A379).**

**As a Parish Council we believe that we are in a strong position to negotiate these communal benefits and we believe that the package offered by the developer is fair and suits our requirements. It is also beneficial that we seek to agree these matters prior to the formal planning process commencing, a truly local approach rather than something being imposed by SHDC or national policies.**

**As such, and after much debate, we have decided to back these proposals and work closely with the developers to get the Parish exactly what they want. If we do not support this proposal there is a chance that the current developer will abandon the project altogether. This will then leave the land available to another developer. As a Parish Council, we find this quite worrying. Should a large, national company apply for planning to build there, then there would be a high chance that we would not be consulted at all and**

**our views would simply be sought as a matter of consultation via the planning process, leaving us little or no room to negotiate.**

**We appreciate that this will not be something that everyone will agree with but we honestly believe it's the right thing to do and moving forward in this way, where we have some control and a high level of involvement, will benefit Churchstow in the longer term.**

**Should planning consent be forthcoming to the developer, we believe that works would not commence on site until at least the end of 2018 , Site works would only commence once the traffic calming measures have been completed and the building works would take approximately 12-15 months to complete.**

**This has been an incredibly difficult decision for the Parish Council, the openness and approachability of the developer and the type of scheme that they seek to build have been crucial determinants for us. We would welcome and value your input and support with this process as we move forward.**

**Full details of the proposals are listed below.**

- 38 new dwellings;**
- 19 open market dwellings comprising 13 bungalows; 4 dormer bungalows; 2 houses;**
- 19 affordable homes (including 9 low cost homes sold at 70% open market values to local residents);**
- Extension to the open space required by the Reeve Way development;**
- Inclusion of a toddlers play area within the scheme;**
- Creation of a Community Orchard within the development;**
- A financial contribution towards the building of the community car park off Pump Lane;**
- Traffic calming measures along Pump Lane;**
- Traffic calming measures along A379.**

***If you would like to discuss this further please email me on churchstowpc@gmail.com***