

Holcombe Residents Association

Special General Meeting on Friday 30th September

To discuss the draft Neighbourhood Plan for Dawlish

Points discussed at the meeting and afterwards

- TDC will review landscaping policies such as what is a ridgeline, cliff top and green space but existing classification of village envelope, Coastal Preservation Area and Area of Great Landscape Value will cease.
- Owners of land at Little Leigh will shortly put in an application for 4 large houses (no affordable) on the paddock area, outside village envelope. Access via existing drive. Not interested in 20 houses.
- TDC probably wouldn't approve just 4 houses on Little Leigh as housing density would be too low for this number.
- What is the definition of affordable housing? Typically social housing owned by a Housing Association or where people part own / part rent. Rent is normally below market value (60 – 80%) and majority would go to local people. Range of homes needed, not just one / two bed starter homes.
- The Sandpiper development and the number of affordable homes there have been taken account for in the plan.
- New home bonus and CIL not available yet so no money from this source for the 400 houses presently approved at Secmaton.
- High cost of land means larger houses normally more attractive for developers. Could DCC land be sold at lower rate with stipulation that this land should be used for smaller and affordable houses? Probably not as DCC has a duty to maximise the price it receives for any land sales.
- Concern that more development means more traffic and road congestion. Teignmouth Road already dangerous and getting through Teignmouth and Starcross is already difficult. DCC will do their own traffic study but also have to take account that trying to encourage more people to walk / cycle and car usage may have met it peak.
- Density at Southdowns would be 40 per hectare. No detail yet of roads.
- Not clear how 2000 additional homes has been derived. Using other methods to determine additional needs the figure could be substantially lower and thus no need for peripheral developments at Little Leigh and Southdowns.
- £20 mn from new home development is a conservative estimate but figures could change especially if lower number of houses are built and the number of affordable houses is lower than 30% estimate.
- New homes at Southdowns would erode the strategic break between Dawlish and Holcombe but would look to mitigate with additional woodland.
- If capital finance is in short supply going forward, wouldn't it be better to locate all new houses in one place e.g. around Secmaton, easier than a series of piecemeal developments. People in Southdowns would have to travel west to east for schools, doctors etc.
- Drainage / sewage a real issue in Holcombe and Southdowns. On the latter, there is a spring that makes soakaways impossible and new houses would impinge on present water table. SWW acknowledge there is an existing

problem in both areas. Better / easier to address drainage issues in one place e.g. Secmaton area.

- Luscombe estate that own the land behind Southdowns have indicated that they would sell land for development.
- There is a real need for affordable housing in Holcombe so children in the village can stay here and also smaller houses so people can downsize
- Advantage of development in village is that s106 agreements would finance issues such as crossing at Smugglers Lane, pavement down from Windward Lane etc.
- No development is not really an option
- Better to have a Plan than no plan at all – without an agreed Plan there us a danger of unplanned and unwelcome development.
- 20 new houses in the village would probably cause 100 more car movements a day (2 cars per house, each doing 2.5 car journeys). Entrance at Little Leigh dangerous as is turning by the Castle, Fordens Lane and on to A379
- 20 new houses would certainly mean more children and need for travelling to schools in Dawlish. What facilities does Holcombe have for children?
- Southdowns was always planned to be extended when it was built 40 years ago. But is that now history and therefore not relevant for current plan. Southdowns always built as a cul de sac and should remain so.
- If development takes place at Southdowns, will there be more in this area in the future e.g. is it the thin end of the wedge further eroding break between Holcombe and Dawlish.
- If housing is built on land behind Southdowns, could access be from John Nash drive?
- Why don't we make more of existing brown field sites e.g. Gatehouse, Leigh House to increase the stock of housing?