

HOLCOMBE RESIDENTS ASSOCIATION

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You are cordially invited to a Special General Meeting on Friday 30th September at 7.15pm, in the Village Hall, to discuss the Draft Neighbourhood Plan for Dawlish

Background

Teignbridge District Council, with the assistance of a Steering Group, has recently published a consultation document setting out a vision for Dawlish for the next 20 years. When this Plan is agreed, it will guide future planning decisions in the area including Holcombe. The Plan sets out a series of actions to make the vision a reality, including the building of new homes to meet the needs of local people, job creation, improving local facilities and regeneration of the town centre and Dawlish as a tourist destination. The present document will be amended after a three-week consultation period which ends on Friday 7th October and there will be another opportunity to comment on a further draft before the Plan goes to a public referendum early next year. Copies of the draft Plan can be obtained from the village hall or shop from Thursday 22nd September onwards or viewed online at <http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=30856&p=0>

Issues

The Residents Association has been on the Steering Committee and supports the need for a Neighbourhood Plan as without an agreed Plan there is a real danger of unstructured or unwelcome development by planners and housing developers. The current draft Plan contains a lot of good ideas and actions that we do support. However, there are two issues relating to prospective housing developments that we strongly oppose in the draft, namely 100 new homes on land west of Southdowns Road and another 20 homes in the village at "Little Leigh". Both developments would be built on land that is currently designated as "Coastal Preservation Area" and in an "Area of Great Landscape Value". In addition, the Association is particularly concerned about the associated traffic issues that would come with these developments.

Special General Meeting

The purpose of the Meeting is to ascertain the views of local residents to the current plan and in particular the issues highlighted above. It is important that we make these views known during the consultation process so that changes are made to the final Plan. At the meeting, representatives from the Planning Department at Teignbridge District Council and local Councillors will be present. In light of the meeting, the Association will make a formal submission and we will be encouraging local residents to do the same.

This is an important meeting as the Plan will shape the future of Dawlish for the next 20 years and could have significant implications for Holcombe and its residents, especially if the developments in the current draft Plan go ahead. Please make every effort you can to attend the meeting.