

Response to Mack Plan Reg 15 document

To warracott@btinternet.com 1 more... on 2021-09-21 19:59

 Details

Dear Sir/Madam

I refer to the Mack Plan Regulation 15 submission to West Devon Borough Council, in particular my Clients ~~XXXXXXXXXX~~. My Clients are the owners of the proposal site WD_42_09_13 which is the land between Marlow Crescent and Sunways in Chillaton

Firstly, I would like to note that there were only 3 provisionally acceptable schemes to yourselves and this was one of them. However, it was ruled out in favour of the Milton Abbot site No.1 because Chillaton is now deemed to be a non-settlement area and therefore the site was deemed to be 'open countryside'. May I point out that previously Chillaton was a settlement area and the proposal site bordered it on its western boundary. It is presumably only the demise of the local shop and the Chichester Arms that has seen this change in status, because in your own documents the Public House while not open is still registered as a business and could therefore re-open at anytime

Regarding the initial proposal for consideration it was proposed diagrammatically to construct 10 properties (as suggested in your Preliminary documents initially issued), reducing in scale and height from Marlow Crescent to Sunways plus a vehicular entrance for agricultural vehicles to access the rear portion of the field. No mention was made of Local Needs dwellings as, I am sure you are aware this is normally negotiated at a later more detailed stage. However, this has been used as a reason for dismissal of the sites development possibility, although in the current Mack Plan Regulation document, it quantifies that this argument only applies when 11 units or more. This therefore should not have been a reason for initially dismissing it. Your document also suggests that there was Local interest but only for 7 dwellings, mainly 1 and 2 bed units

However, we would like to make some further suggestions as to the site referred to as C Site B 'between Marlow Crescent and Sunway'. We would propose a full 1.8m wide adoptable standard footpath from Sunway to Marlow Crescent, with the site boundaries set back to rear of footpath to provide not only pedestrian access but also improved visibility. The site 30mph speed limit sign would then be re-set to the west of Sunway on the road to Lifton

The number of units would be reduced to 7 to allow for 5 open market dwellings and 2 Local Needs. The mixture would be 5 no. 1 and 2 bed units and 2 no. 3 bed units .

We would design in an adoptable Public Open Space within the proposed development site for use of Chillaton, something that does not currently exist. Access to the field would still be required so this would be a separate entrance, generally as shown

As you can see, we are willing to work with MackPlan and WDBC and would hope that further consideration of the site and a possible re-visit might be considered.

If you require any further information then we would be more than happy to provide it given a timescale

Yours faithfully

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Chartered Architect