

To: Knowstone Parish Clerk

I would appreciate Knowstone Parish Council considering the following suggestions relating to the small-scale development of a parcel of land at Roachill, Knowstone.

The land is shown on the attached OS extract.

Reviewing the formal Local Plan consultation response from the Parish Council dated 18th. December 2013, a modest development scheme could deliver a financial contribution that could provide a range of community facilities as identified in the Local Plan response, for example,

- Land for car parking to serve the village.
- A 'playground or playing field' facilities as identified as a community priority in Section 6 (Playing Field) in the above noted Parish Council response.
- A 'creche or play group facilities' as identified under Section 8 (Demographics) of the same response.

The above suggestions therefore reflect community priorities that form part of the published evidence base of the recently adopted North Devon and Torridge Local 2011 – 2031.

In raising the above suggestions, it is recognised that in terms of settlement policy, Roachill is classified as located within the 'countryside' outside the identified settlement of Knowstone.

On that basis, prevailing planning policy would normally permit residential development on land well related to Roachill on an 'exceptions' basis only which would permit the provision of solely affordable housing (i.e. rented out by a social landlord).

Because solely affordable housing on the land will not provide any financial uplift or therefore any associated financial contributions towards community infrastructure, an alternative small-scale development would better reflect the Parish Council's Local Plan consultation response and which could help meet the identified needs of the parish. For example, 2 x self-build 'local needs'

dwelling and + 2 open market bungalows / dwellings with the above noted off-site financial contributions secured through an associated Section 106 legal Agreement attached to the grant of planning permission.

At this early stage we thought that it would be sensible to approach Knowstone Parish Council and invite any informal views as we would wish to take these views into account before pursuing any option further regarding the land in question.

Thank you for your consideration of the above.