

Kim Rhodes

SA/OSH

**From:** Michael Barnes  
**Sent:** 01 July 2010 17:38  
**To:** Forward Planning  
**Subject:** LDF for THurlestone

**Attachments:** LDF letter no.1.docx



LDF letter  
no.1.docx (16 KB)

Attached is my letter regarding the Local Development Framework for Thurlestone

Regards  
MEBarnes

3A/0571

1<sup>st</sup> July 2010

The Forward Planning team  
South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE

Dear Sirs

### **Local Development Framework – Thurlestone**

I am writing to reinforce my previous views given to Thurlestone Parish Council regarding the choice of Site No. 1 for some 40 dwellings of which 60% (24 No.) are to be affordable.

The new Government have indicated that they are minded to deny greenbelt land for housing. Presumably Site No. 1, which is currently farm land falls into this category. Similarly they have indicated that they will abolish the minimum density rules which currently state that at least 30 homes are built on each hectare of land; whether this will reduce the proposed number of dwellings I do not know.

Plots of land for dwellings in Thurlestone have been priced in excess of £200,000 and as the land for the proposed dwellings will not be purchased by the relevant Local or County Authority a developer will be faced with excessive loading of the 40% of the dwellings for private sale in order to lower the price for the affordable dwellings.

In selecting Site No. 1 has the provision of electricity, water and sewerage been checked as being technically feasible, and if so at what cost?

The addition of the proposed dwellings will increase the already heavily used local lanes causing more delays and disruption during construction and afterwards.

The local school is already oversubscribed; where will new children be taught?

I trust the decision to proceed will be taken with all the financial and social implications taken into account rather than just selecting a convenient local field which seems to "fit the bill".

Yours faithfully,

M E Barnes