

Please ask for: Councillor Joe Tucker
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Date: 19/10/2015

Dear Resident,

Following the recent planning decision for five affordable and seven open market houses at PRIXFORD, I am writing to residents to clarify matters as there does seem to be some misinformation circulating around the Parish.

It was very sad and totally unacceptable for me to read the unbalanced report in the October issue of Marwood Matters regarding the PRIXFORD planning application.

The Government have and continue to make planning policies in favour of more housing development. At the recent Conservative Party Conference the Prime Minister articulated more proposals to make it easier for developers to build houses. This trend is making it much more difficult for local planning authorities like North Devon to turn down planning applications. The Planning Manager and his officer had recommended approval to the Committee. Therefore, as a Committee we had to consider the implications of this if we had turned the application down.

We also had to consider the following factors in coming to a decision where members voted by eight votes to two to approve this application:

- Five affordable houses being delivered in a rural area which is 40% of the development. A much higher figure than is normally secured with other planning applications.
- The fact that over 2,000 people are on the housing waiting list of North Devon Council, and the 11 on the waiting list in Marwood will get priority for the affordable housing. **So local housing for local people.**
- Developer contributions of £34,000 for the village, £34,000 for the school and £12,000 for secondary transport. Money the parish would never have obtained had the permission been refused.
- This will deliver traffic calming for PRIXFORD, something the County Council has consistently failed to provide.
- Finally our local school being full. I did not say, as some suggest, that without this development the school would be threatened with closure.

I hope you find this information helpful and can appreciate that approval of this application has delivered a number of gains for the parish.

If anyone wishes to speak with me on this subject, please do not hesitate to contact me, my details of which can be found above.

Kind Regards,

Councillor Joe Tucker
North Devon District Councillor