

# CHAGFORD DESIGN STATEMENT

Exhibition in Jubilee Hall and Endecott House  
23-24 November 2007

## Summary of comments made on Housing

1. There were **75 POST-IT notes** on the Housing display boards. In addition there were **15 additional comments**, mainly agreeing with others. The full set of comments is available on a spreadsheet.
2. In analysing the comments, it was useful to look at five main areas: housing growth, affordable housing, homes for the elderly (mainly care homes), second homes, and the location of new development. Most commentators had views on at least two of the issues.
3. There were 25 comments on **housing growth**. 14 commentators either positively supported the idea or appeared to raise no objection; 4 expressed reservations about the scale of any growth; 3 were positively opposed to further housing development.
4. Several commentators stressed the importance of eco-friendly buildings and good design. One idea was *"to invite top eco-architects to design an integrated eco-village..."*
5. There were 35 comments supporting the provision of **affordable housing**. A few stressed the need for them to be attractive and eco-friendly. One commentator wanted to see bigger gardens and parking.
6. There were 22 comments about **housing for the elderly**, mostly about the need for care homes; some talked about nursing homes. A couple of people referred to the need for sheltered accommodation.
7. There were 16 commentators who thought steps should be taken to limit or stop **second homes**; many wanted immediate steps taken against existing second homes. A lone voice disagreed, saying: *"those coming to live in holiday cottages bring enormous trade to the town"*.
8. There were 17 comments on **where new buildings might be located**. Most mentioned the Wilkinson land and the land behind; a few the land behind Lamb Park; one referred to the land behind the Old Telephone Exchange. One commentator referred to: "a brown field site (which) is available but the DNP want it to stay industrial ... (which) could be 6-8 homes on site".

	A	B	C	D	E	F
1	COMMENTS	Housing	Affordable	Homes for elderly	2nd homes	Location
2	Yes. Behind the Fire station (unattached to other note)					
3	Fewer 2nd homes/holiday cottages as this will kill the place. <b>Comment: YES. Agree!!</b>				2	
4	Nursing home is really needed. Wilkinson field would be the best place with a <u>few</u> affordable housing alongside The thing I feel most strongly about is the need for affordable housing. Fields behind fire station perhaps should be built upon or extension of					
5	<b>Affordable housing seems to be a joke. The locals never get a chance. The houses never seem available for the people in need of them.</b>					
6	<b>Agree with the above very strongly.</b>					
7	The area between Lamb park and Mill Street would be ideal land for development. It should include a 'bypass'.					
8	Without low cost housing Chagford will become a village getting older and older and then dying.					
9	Low cost houses/flats for FIRST home owners which can <u>only</u> be sold on to other first time buyers. There is <b>just too much profiteering on Chagford property</b>					
10	Affordable Housing - rent or buy is essential for the town if it is to continue to grow - other things will follow - important that this housing is available for locals first and foremost.					
11	Those coming to live in holiday cottages bring enormous trade to the town - (examples unreadable)					
12	Double rates for holiday houses. <b>Comment: IDIOT IDEA</b>				2	
13	Old peoples' home below Bretteville Close - ideal site (with minibus for transport up to shops)					
14	New housing is a must to keep Chagford vibrant for the future. Starter homes, self build homes and residential homes in particular but <b>some open market homes should also be built.</b>					
15	<b>Only good quality architecture. No nasty little boxes. Interesting, Characterful, sustainable, well placed, variety of sizes</b>					
16	Needs: affordable, <b>zero-energy housing</b> ; mixed ages, weighted to young 1st homers. Supported with appropriate infrastructure.					
17	More house, but not too many, but in a quiet part of Chagford					
18	More houses					
19	The provision of an old people's home and of affordable housing for young Chagfordians should both have the highest priority. <b>Comment: YES!</b>		2	2		
20	<b>A brown field site is available but the DNP want it to stay industrial which is totally unfair as the buildings need renovation. Rent not sufficient to do this. Could be 6-8 homes on site.</b>					
21	More affordable housing for young people with a clear policy of favouring young local people. Soon there will be no young tradesmen to look after the elderly.					
22	More rented housing and less second homes.					
23	3 adjoining houses have been vacant for many months. Let's fill them before building more. Gregory's Court.					
24	With an ageing population it is <u>vital</u> that a Residential Home is available. Sheltered accommodation (wardened block of flats, purpose built) would be excellent.					
25	I understand the need for affordable housing, but <b>so many housing association and West Devon homes go to people from far away</b> , who don't always want to be housed in Chagford. Before we build on more green space we need to start giving housing priority to people who already live in Chagford. I know of several people who complain that they've been housed here rather than in Okehampton or Tavistock area.					
26	Lamb Park and Bretteville represent a large proportion of the population in the village, so development of Bretteville land would provide easy access to those people.					
27	Reduce 2nd homes in Chagford - would provide more rented accommodation for locals.					
28	Housing to enable young people to <u>remain</u> in Chagford is needed.					
29	Limit second homes to save schools and services. Second home to pay more rates.					
30	Residential home desperately needed. Too many elderly in need of care are shipped away, making visiting, etc difficult. At present I know of more than a dozen in this situation. More sheltered housing too?					
31	Affordable housing for locals is needed. Provision for eco/self build. Land behind the fire station seems obvious place - not allotments.					
32	Discourage further second home ownership.					

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1	<b>COMMENTS</b>	<b>Housing</b>	<b>Affordable</b>	<b>Homes for elderly</b>	<b>2nd homes</b>	<b>Location</b>
33	More affordable housing but not too much - keep character of town.					
34	If we make more homes for the elderly and cheap housing for youth the place will be swamped. Same position again in 10 years time. It will never be enough. Why should everyone live here? It's not our right. The village self-regulates and flow occurs. Keep it					
35	How you could limit 2nd home purchases is problematical - by please have a go. Mixed developments of low cost and other housing is probably the best. The Wilkinson land and the field behind it should be considered.					
36	Good quality, individual and aesthetically appropriate housing. NOT the kind of build them cheap and ugly design or some recent builds. <b>Eco-friendly, community orientated designs</b> . Why don't we challenge the notion that there has to be open market housing to pay for it?					
37	Don't build too many more houses, it will wreck the community					
38	Accommodation for the elderly should be above the present fire station NOT on allotment land. <b>Comment: YES!</b>			2		2
39	Chagford is as it is because it's pricey and beautiful. Make cheap housing and get cheap people who will shop at LIDL, ruin the character and turn into chav town, unsafe at night with the need for more infrastructure.					
40	We need nursing/old people's homes urgently. We also need a lot of affordable/low rent houses for the young. Why can't our government contribute to this? Old people's home will contribute to more employment.					
41	A residential care home for the elderly would be a great addition to the community: allowing the people who live here to continue to stay here. <b>Comments: YES. YES. YES. (3 separate comments)</b>			4		
42	Affordable housing? Affordable by who may I ask? What is the role of the DNP who stifle building initiatives? OK if you have £££ to appeal!					
43	Housing - opposite the school Self build - Lamb park Nursing home essential for elderly residents. Co-housing (sharing house but own space). Affordable - essential for shared ownership. <b>Comment: YES!</b>		2	2		
44	Don't forget we are still in the countryside. Don't let us slip into all housing and loose our beautiful aspect. Even though I agree the youngsters need a help with affordable places to live.					
45	Chagford is a very special place and it is important to maintain its character, whilst offering(?) more jobs locally and affordable housing.					
46	Stop all second homes and tax those that exist, more than the residents. <b>Comment: SECONDED</b>				2	
47	When building new houses it must be taken into account that <b>views and green spaces give quality of life</b> to people in existing houses. Houses should be sensitively sited and definitely not built across the Bretteville Fields, which are so beautiful. If Chagford begins to spoil its best assets tourists won't come.					

### COMMENTS ON LOCATION OF NEW GROWTH

<p>Nursing home is really needed. <b>Wilkinson field</b> would be the best place with a few affordable housing alongside The thing I feel most strongly about is the need for affordable housing. Fields behind fire station perhaps should be built upon or extension of</p>
<p>The <b>area between Lamb park and Mill Street</b> would be ideal land for development. It should include a 'bypass'.</p>
<p>Old peoples' home <b>below Bretteville Close</b> - ideal site (with minibus for transport up to shops)</p>
<p><b>A brown field site</b> is available but the DNP want it to stay industrial which is totally unfair as the buildings need renovation. Rent not sufficient to do this. Could be 6-8 homes on site.</p>
<p><b>Lamb Park and Bretteville</b> represent a large proportion of the population in the village, so development of Bretteville land would provide easy access to those people.</p>
<p>Affordable housing for locals is needed. Provision for eco/self build. <b>Land behind the fire station</b> seems obvious place - not allotments.</p>
<p>How you could limit 2nd home purchases is problematical - by please have a go. Mixed developments of low cost and other housing is probably the best. The <b>Wilkinson land and the field behind it</b> should be considered.</p>
<p>Accommodation for the elderly should be <b>above the present fire station</b> NOT on allotment land. Comment: YES!</p>
<p>When building new houses it must be taken into account that views and green spaces give quality of life to people in existing houses. Houses should be sensitively sited and definitely <b>not built across the Bretteville Fields</b>, which are so beautiful. If Chagford begins to spoil its best assets tourists won't come.</p>
<p>A mixed development at <b>Bretteville</b> is the obvious answer. COMMENT: Yes</p>
<p>The <b>land by the fire station</b> for building makes sense - less traffic into square. COMMENT: and for a car park so cars don't have to drive thro'</p>
<p>1. <b>Field behind Fire Station</b> 2. <b>Field behind Lamb Park</b> 3. <b>Field behind Telephone Exchange</b>. Used for old people's home and affordable housing??</p>
<p>We live here, let us die here - old people's home down on <b>Bretteville field</b>. Allotments are for growing veg. not for any building development.</p>
<p>Care need to be taken on where houses are built. People who have grown up with a view of fields could lose this - careful landscaping and design.</p>
<p>Develop "<b>Wilkinson field</b>" and <b>adjacent land through to Westcott Lane</b> for combined development of residential/nursing home; affordable housing; new community hall; car parking</p>

## COMMENTS ON AFFORDABLE HOUSING

Yes. Behind the Fire station (unattached to other note)

Nursing home is really needed. Wilkinson field would be the best place with a few affordable housing alongside The thing I feel most strongly about is the need for affordable housing. Fields behind fire station perhaps should be built upon or extension of Affordable housing seems to be a joke. The locals never get a chance. The houses never seem available for the people in need of them.

Agree with the above very strongly.

Without low cost housing Chagford will become a village getting older and older and then dying.

Low cost houses/flats for FIRST home owners which can only be sold on to other first time buyers. There is **just too much profiteering on Chagford property**

Affordable Housing - rent or buy is essential for the town if it is to continue to grow - other things will follow - important that this housing is available for locals first and foremost.

New housing is a must to keep Chagford vibrant for the future. Starter homes, self build homes and residential homes in particular but some open market homes should also be built.

Needs: affordable, zero-energy housing; mixed ages, weighted to young 1st homers. Supported with appropriate infrastructure.

The provision of an old people's home and of affordable housing for young Chagfordians should both have the highest priority.

**Comment: YES!**

More affordable housing for young people with a clear policy of favouring young local people. Soon there will be no young tradesmen to look after the elderly.

I understand the need for affordable housing, but so many housing association and West Devon homes go to people from far away, who don't always want to be housed in Chagford. Before we build on more green space we need to start giving housing priority to people who already live in Chagford. I know of several people who complain that they've been housed here rather than in Okehampton or Tavistock area.

Housing to enable young people to remain in Chagford is needed.

Affordable housing for locals is needed. Provision for eco/self build. Land behind the fire station seems obvious place - not allotments.

More affordable housing but not too much - keep character of town.

How you could limit 2nd home purchases is problematical - by please have a go. Mixed developments of low cost and other housing is probably the best. The Wilkinson land and the field behind it should be considered.

We need nursing/old people's homes urgently. We also need a lot of affordable/low rent houses for the young. Why can't our government contribute to this? Old people's home will contribute to more employment.

Housing - opposite the school Self build - Lamb park Nursing home essential for elderly residents. Co-housing (sharing house but own space). Affordable - essential for shared ownership. **Comment: YES!**

Don't forget we are still in the countryside. Don't let us slip into all housing and loose our beautiful aspect. Even though I agree the youngsters need a help with affordable places to live.

### COMMENTS ON AFFORDABLE HOUSING

Chagford is a very special place and it is important to maintain its character, whilst offering(?) more jobs locally and affordable housing.

Affordable housing is very important but we need to make sure they are good quality houses. No soulless boxes - eco-friendly as far as possible. **COMMENT: Yes and not just for the Rich. People should be able to buy plots of land at a reasonable rate and self build. COMMENT: Agree**

We need affordable housing for local families - too many second homes spoiling town.

Affordable housing/secure long term rented accommodation needed - too many second homes. **COMMENT: Yes**

Affordable housing for first time buyers.

Affordable housing would be ideal. Shared ownership. Aim to be eco-friendly leader on building standards.

Local affordable housing is essential - self-build and eco-friendly to be encouraged. Shared ownership and rental properties all needed.

Invite top eco-Architects to design an integrated eco-village to enhance Chagford affordable housing.

Affordable housing - but **not boxes with insufficient gardens!! Ensure parking facilities for all new housing.**

Affordable housing needed big time! Local young people are being forced to move away to get a foot on the property ladder - Bretteville was wonderful - why on earth could it not have gone through?? Housing association houses etc., etc.

No more luxury housing and second homes! We don't need any more !!! We have limited space to build in the parks in order to preserve or unique green space - so all future building should be geared to what we lack: affordable housing for Young people, families, old people. Please no more development houses - ugly and poor quality. Let's be forward-thinking and build ecologically sound, sustainable.

### COMMENTS ON ACCOMMODATION FOR THE ELDERLY

**Nursing home** is really needed. Wilkinson field would be the best place with a few affordable housing alongside The thing I feel most strongly about is the need for affordable housing. Fields behind fire station perhaps should be built upon or extension of Old peoples' home below Bretteville Close - ideal site (with minibus for transport up to shops)

New housing is a must to keep Chagford vibrant for the future. Starter homes, self build homes and **residential homes** in particular but some open market homes should also be built.

The provision of an **old people's home** and of affordable housing for young Chagfordians should both have the highest priority.  
**Comment: YES!**

With an ageing population it is vital that a **Residential Home** is available. **Sheltered accommodation** (wardened block of flats, purpose built) would be excellent.

**Residential home** desperately needed. Too many elderly in need of care are shipped away, making visiting, etc difficult. At present I know of more than a dozen in this situation. More **sheltered housing** too?

**Accommodation for the elderly** should be above the present fire station NOT on allotment land. **Comment: YES!**

We need **nursing/old people's homes** urgently. We also need a lot of affordable/low rent houses for the young. Why can't our government contribute to this? Old people's home will contribute to more employment.

A **residential care home** for the elderly would be a great addition to the community: allowing the people who live here to continue to stay here. **Comments: YES. YES YES (3 separate comments)**

Housing - opposite the school Self build - Lamb park **Nursing home** essential for elderly residents. Co-housing (sharing house but own space). Affordable - essential for shared ownership. **Comment: YES!**

**Single storey private dwellings for the elderly**, so they can move from bigger house or one with steep stairs. This would provide bigger house for families

2 **Nursing homes** is ridiculous - we must keep families here - it should not be a place for people to come and die!

Building a **residential care home** is desirable. Building it at the end of the town where emergency vehicles have to get through the square would be ridiculous.

How on earth can we staff 3 **nursing homes**? Surely we can support people in their own homes better! And more cost effectively!

We live here, let us die here - **old people's home** down on Bretteville field. Allotments are for growing veg. not for any building development.

The most essential thing to keep Chagford alive is more housing for people born and bred here - who do not want to be sent to other villages in West Devon. Also, those who have lived here should have care here at the end of their lives so a **nursing home** is essential.

### COMMENTS ON SECOND HOMES

Fewer 2nd homes/holiday cottages as this will kill the place. <a href="#">Comment: YES. Agree!!</a>
Those coming to live in holiday cottages bring enormous trade to the town - (examples unreadable)
Double rates for holiday houses. <a href="#">Comment: IDIOT IDEA</a>
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Reduce 2nd homes in Chagford - would provide more rented accommodation for locals.
Limit second homes to save schools and services. Second home to pay more rates.
Discourage further second home ownership.
Stop all second homes and tax those that exist, more than the residents. <a href="#">Comment: SECONDED</a>
We have are there large properties on the outskirts of the town used as holiday or 2nd homes when many of us have to live all year round in accommodation which is dark, cramped and poorly sites by today's standards.
Put limit on 2nd homes. Build accommodation for the elderly not on allotments. This hill is too steep - they will have to be driven everywhere.
Affordable housing/secure long term rented accommodation needed - too many second homes. <a href="#">COMMENT: Yes</a>
No more luxury housing and second homes! We don't need any more !!! We have limited space to build in the parks in order to preserve or unique green space - so all future building should be geared to what we lack: affordable housing for Young people, families, old people. Please no more development houses - ugly and poor quality. Let's be forward-thinking and build ecologically sound, sustainable.

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