



Chagford

New development in your community

Dartmoor National Park Authority (DNPA) has prepared this newsletter to keep the community of Chagford up to date with progress on new development in the town. Progress has slowed whilst the builders have been in discussions with the Fire Authority. However the Section 106 legal agreement is now signed, and the permission is granted for 93 homes, a 70 space public car park, public open space, demolition of and rebuilding of the fire station, new business units and public toilets. This is a significant step in bringing about the new development envisaged in the community's *'Chagford Design Statement'*.

Useful contacts

Dartmoor National Park Authority (Planning):

Jo Burgess – 01626 832093 (planning@dartmoor.gov.uk)

West Devon Borough Council (Housing):

Alex Rehaag – 01822 813600 affordable.housing@swdevon.gov.uk

CG Fry and Son (Builder):

David Lohfink - 01308 805113 David.Lohfink@cgfry.co.uk

(CG Fry will provide site manager contact details once available)

The build programme

CG Fry and Son expects to start on site at the beginning of October. The land will be accessed at Northfield Garage and a site compound set up behind Stannary Gardens. Construction will then progress through the site towards the culvert over the stream, and then onto the southern half of the site.

Affordable housing on the site will come forward in phases, with the first of affordable homes expected to be available in late 2018. A further phase of affordable homes should become available in summer 2019, as well as the completion of the employment units. The Chagford Community Trust will take ownership of these units. It is expected that the car park will be constructed in summer 2019; the Parish Council will take ownership of the car park. The final phase of affordable homes should become available in winter 2019/2020. It is expected that the new fire station would be completed by the end of 2019. The overall development should be completed by early 2021.

As new affordable homes are due to become available West Devon Borough Council will work with the Parish Council and the Chagford Community Trust to publicise the opportunity to bid for the new homes.

Chagford Primary School build

Work is progressing well on the school's new building. The children have all met Kieran, the Kier Construction mascot, and have been thinking about health and safety matters for a poster competition. A number of exciting learning opportunities are planned, as well as a time capsule containing the children's thoughts, prayers and drawings. The school is due to be handed over in July 2018 with project completion planned for the end of the year. Any queries regarding the build should be addressed to the Education, Skills and Funding Agency or Kier Construction.

Affordable Housing

The Blue Cedar Homes part of the development site aimed to address the need for homes for older people identified by a Housing Needs Assessment for Chagford, Drewsteignton, Gidleigh and Throwleigh. These are restricted for older people (over 55) but not restricted as affordable housing. As such the development made a financial contribution towards affordable housing. This money did not contribute to the CG Fry development, but instead remains available to support a future development such as buying land or building affordable housing on another site. We are in discussions with the Chagford Community Trust, and West Devon Borough Council around how this money could be spent in Chagford.

Site visits and Community safety

The National Park Authority, and the builders, CG Fry, consider it very important to ensure that throughout the build there is safe access to the Primary School particularly at the beginning and end of the school day. The builders will liaise closely with the school and encourage the community to raise any concerns they may have directly with the site manager. Throughout construction the builders will aim to identify the safest time for large deliveries. The builders would like to offer opportunities for local people to visit the site at different stages of construction. It is hoped that school pupils will also be able to visit the site to see new homes being built, and understand the dangers of a construction site.