



Pre-Application Process

Proposed Development at Hawkchurch, Devon

Partners include:

Hawkchurch Parish Council: Cllr Guy Searle: Chairman

Cllr Mollie Hemens mollie.hemens@ukonline.co.uk

Town Clerk: Cllr John Vanderwolfe johnvw@tiscali.co.uk

Rural Housing Enabler for East Devon: Lizzy Utley

Housing Manager for East Devon: John Golding: jgolding@eastdevon.gov.uk

East Devon District Council Planning: Andy Carmichael

Highways: John Bowden

Business Development Manager: Jennifer Gould Jennifer.gould@magna.org.uk



The proposed development is a rural exception site to provide affordable housing in Hawkchurch, Devon.

The proposed mix is 2 x 3 bed houses, 2 x 1 bed flats all for rent and 2 x 2bed house for shared ownership.

This site is a rural exception site which from the beginning has had the Parish support for affordable housing.

The site is owned by a private landowner and was put forward by the Parish with his full support.

A Parish Councillor attended a housing conference where English Partnerships recommended the site be increased from four units to 6 units. This was put forwarded to the community with a suggestion to undertake their own housing need survey. The Parish Councillors took the responsibility of delivering the housing need survey to every home. The results were encouraging and forwarded to the housing manager for his agreement to propose 6 units for the site.

Andy Carmichael, from the Planning Department and John Bowden, from the Highways Department, were very helpful with the whole process and visited the site with representatives from the local community and Architect. They put forward recommendations which have been incorporated in to the final plans.

The current status is: This scheme has received full planning consent and an allocation of Housing Corporation funding. This site is due to complete in December 2006.



Out comes: The East Devon District Council's housing and planning departments interacted with each other and worked closely with the Parish. There was joined up participation to the entire process.

Main Lesson Learnt: Involving the community early on in the process so that it becomes as much their project as it does the developer. All interested parties can work together so long as the communication is constant