

Dunkeswell's needs for development

Housing

Although the respondents to the parish plan questionnaire wanted no further housing development, there is an unmet need for affordable homes. The needs survey is now out of date (which proposed 20 homes) and needs to be redone. Our expectation is that we shall need another 10-20 affordable homes over the 20 year period.

There is an unmet need for small homes for elderly people who wish to downsize from larger houses/bungalows. No adequate survey has been done of the need but 10-20 of these are likely to be required.

There is no noticeable need for market homes.

There is considerable doubt whether the sewerage system can cope with further development, as it has failed on a number of occasions. South West Water need to be approached about this.

Sites for the homes described above exist close to the new affordable homes, including the large area of land owned by Dream Lodge which they are very unlikely to need for holiday chalets.

Industrial areas

Respondents to the parish plan also stated that there was no need for further industrial development, as we already have the biggest industrial base in the Blackdown Hills. There is however a need to upgrade the old Home Office Depot Area now owned by Briton House Properties Ltd and to integrate this with the proposed HGV bypass being examined at the moment. The need is to redevelop this site to modern standards without significant increase in the area of units otherwise the already overloaded road from Honiton will become impossible.