

CHAT UPDATE NO 12

PLANNING APPLICATION – GREEN PARK WAY SITE

YOUR URGENT ACTION IS REQUIRED

OUTLINE PLANNING APPLICATION

The developer (Acorn Property Group) has now submitted an Outline Planning Application to SHDC to build up to 65 houses on the 7.5 acre site behind Green Park Way, of which only **17.4% (11 houses) will be termed as Affordable Housing**. Chillington residents now have the opportunity to voice their opinion on this application and influence the future of our village.

IMPORTANT ADMIN POINTS TO NOTE

SHDC Planning Application Reference: **0771/16/OPA**

Valid Date 12/5/2016

(This planning reference number **must** be quoted on any letter of objection)

Closing Date: 17/6/2016

(Date to reach the SHDC Planning Case Officer)

- Addressed to: **Mr Thomas Jones (SHDC Planning Case Officer)**
- Postal Address : **SHDC, FOLLATON HOUSE, PLYMOUTH ROAD, TOTNES, TQ9 5NE**
- On-line. To read the planning application on-line and use the SHDC email comments facility instead of a letter, go to the SHDC website www.southhams.gov.uk and into the “Planning” tab. Then use the “Planning Search” tab and enter the reference number 0771/16/OPA to find the application or use the following link:

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160827>

Your letter must show that you are **objecting to or supporting** the Planning Application.

We believe the planning committee may give more weight to an individual hand written, typed or computer word processed letter of objection, **posted to the Planning Case Officer (Thomas Jones)**. This is our preferred method however the choice is yours to make.

Final check before posting or submission to make sure:

- The SHDC Planning Application Reference: **0771/16/OPA** is on your letter.
- The SHDC Planning Case Officer's name and address is correct.
- Your objection refers to all the relevant MPCs and Key Issues (some of which are listed at Annex A.)
- Your name and full postal address is on your letter.
- You have signed and dated your letter.

LETTERS OF OBJECTION

“This is where the villagers can stand up, make themselves heard, voice their opinion to the SHDC planning committee and help influence and secure the future of our village”

BACKGROUND INFORMATION

Village Survey. In September 2015 we held a Village Survey and residents expressed their concerns over the effect development was having on the village. A clear majority voted for **“no more houses”** however some indicated they would accept up to 30 houses providing they were for local people (Affordable / Sheltered / Starter / Social rented) and in a more sustainable location in the village.

Development. The development both in the village and along the A379 generally has altered the character of the area. Indeed the centre of the village has changed over the past few years, with virtually no safe off street parking facilities for visitors to the Village Shop and Post Office. Parking within the village centre is now becoming a dangerous farce. There are no safe pedestrian crossing points over the A379 and for motorists and pedestrians it is an accident waiting to happen.

Increase in Traffic. The increasing population together with the annual influx of holiday makers (all using the A379) means the volume of traffic has increased beyond recognition. **Our own traffic count shows there is an average of 4000 vehicles passing through the village each day.**

Public Transport. Government and County Council initiatives for the improvement of the public transport system have not materialised and we still only have the No 3 bus running at 1 hour intervals along the A379.

Cars per Family. Lack of local employment opportunities dictates that at least two cars per family is now essential to function in the area and this fact has not helped in containing the growth of traffic or improving the parking situation in the village. This build could **add at least 130+ additional cars** onto the A379 and village roads.

“The developer’s Transport Assessment states it will be far less, the additional impact on the network is negligible and will have an imperceptible impact on journey times along the A379”

Infrastructure. There has been very little improvement to the village infrastructure while development has continued and the volume of traffic has increased.

The Health Centre is struggling to attract another rural GP and there is considerable strain on the current resources. Routine waiting times have increased, the time required for repeat prescriptions has been extended and the parking situation in and around the Health Centre is getting worse.

The Stokenham School is already full. The parking can only be described as bordering on dangerous and already requires the presence of the local police at school times. The pre-school nursery facilities in the area are full. Kingsbridge Community College is also full.

“The current infrastructure just cannot cope with another major development of up to 65 houses”

Thoughts on Paper. Now is the time to make your feelings known with a personal letter setting out all your concerns. The number of individual objections can have a considerable bearing on the ultimate decision made by the planning committee. **Your support can help to protect our village from unsustainable over-development which the current infrastructure cannot support.**

Formal Planning Objection. A formal planning objection can be short, lengthy, straight to the point or very emotional. One thing is clear; the objection must be in your own words, express your own feelings and can be handwritten, typed, computer word processed or submitted on line.

To carry more “weight” with the SHDC planning department, **your objection must refer to relevant Material Planning Considerations (MPCs) and Key Issues** some of which listed at Annex A.

Letters of objection must reflect your own personal thoughts and feelings. An objection from Mr & Mrs XXX is only one objection. **Separate objections from all adults in the household aged 18 and above** (expressing their own feelings and concerns) is recommended and will help to strengthen the village case.

“Your input is important and therefore anybody who has difficulty putting pen to paper can, if they so wish, contact the CHAT committee and some assistance will be arranged”.

Paul Farrier mob: 07875 536843 or Mick Garrod mob: 07792 425310 or John Evans mob: 07837 893274

LETTERS TO YOUR LOCAL DISTRICT COUNCILLOR

All residents have the right to write to their local MP at any time and voice their personal concerns about matters they are unhappy about. **Your Local District Councillor is Julian Brazil.** He is our elected representative with influence on planning matters and is also able to speak at the planning committee.

If you wish to voice your concerns about this Planning Application and the effect it will have on any aspect of the village, **you must in the first instance submit your objection (based on the relevant Material Planning Considerations and Key Issues) direct to the SHDC nominated Planning Case Officer as outlined on page 1.**

In addition, we would encourage you to write or email **your Local District Councillor Julian Brazil** outlining all your concerns. Address details as follows:

Crab Cottage, East Prawle, Kingsbridge, Devon, TQ7 2DA

Email: julian.brazil@devon.gov.uk Tel: 01548 511109 Mob: 07970 971140

If Julian Brazil is armed with 400 letters and/or emails from concerned Chillington residents when he speaks at the planning committee, so much the better! **Residents are urged to air their concerns with Julian Brazil.**

Julian will acknowledge all letters / emails to him and note the contents. However at this stage he cannot comment or give an opinion on the content because he is a member of the SHDC planning committee.

ECOLOGICAL ASPECTS

There are a mass of rules and regulations covering Ecological aspects therefore CHAT decided to contact all the acknowledged experts in this area. Their attention has been drawn to the submission of a major planning application by Acorn Property Group to build up to 65 houses on the Green Park Way site.

We have requested the RSPB, Devon Wildlife Trust, the Campaign to Protect Rural England and the South Devon AONB to look at the planning application in detail and where appropriate, use their expertise and detailed knowledge to submit an objection direct to Thomas Jones the nominated SHDC Planning Case Officer by the **closing date: 17/6/2016.**

Residents can still comment on Ecological matters if they so wish but they should also comment on the MPC's and Key Issues at Annex A.

CHAT PLANNING APPLICATION RESPONSE

Brief Background. In September 2015 we held a Village Survey and you expressed your concerns about the effect development was having on the village.

Chillington, one of the largest villages in the area, has grown from about 100 dwellings in the 1960s to around 550 dwellings in 2015. There has been very little improvement to the infrastructure while development has continued and the traffic has increased. It is an unfortunate fact that the lack of local employment opportunities dictates that **at least two cars** per household is now essential to function as a family in the area. This development of 65 houses will put at least 130 extra cars onto our roads daily.

Affordable Housing. We are very disappointed that Acorn has reduced the Affordable Housing numbers from the 35% they quoted to SHDC in their pre-planning application (and presented to the community at the Stokenham Village Hall on the 12th October 2015) to 17.4% in their outline planning application. The reduction from 35% (23 houses) to 17.4% (11 houses) makes the building of properties on the site very lucrative for the developer, **but does little to resolve the lack of truly affordable housing (with the appropriate restrictive covenants) in the local area.**

Chillington is a Local Centre and the Green Park Way site is an **unallocated Greenfield site** therefore **the affordable housing target is 50% (Helmets Meadow achieved 50%)**. We appreciate there is a need to make a **reasonable profit** and in this instance supported **the original 35% in the pre-application**. To now go lower than 35% is unacceptable and clearly demonstrates it is profit for “greed not need” and is a betrayal of trust.

CHAT Planning Application Response. CHAT has taken professional advice from a Planning and Housing Consultant located in the South Hams and is compiling a comprehensive response to put our case direct to the SHDC planning committee to convince them to use the **“Application Refused”** stamp.

To be successful we need **at least all of the Chillington residents who voted in the village survey for “no more houses” to object direct to SHDC** based on all relevant Material Planning Considerations (MPCs) **AND** if they so wish write or email **Julian Brazil our Local District Councillor** expressing their concerns about any aspect of the planning application and the effect it will have on our village.

The most important thing is to object direct to SHDC. The letter to Julian Brazil can be a copy of the objection or a separate letter / email (whichever you wish). It will be acknowledged and the content noted.

Please submit your objections to the Planning Case Officer Thomas Jones **before the closing date of 17/6/2016** and it will demonstrate to the SHDC planning committee the depth of feeling running through the village.

If you do not respond now it will be a missed opportunity, which we will not be able to reverse later.

CHAT has invested a lot of time in research, effort and over £1700 into responding to this planning application. Apathy now, when you should all be **“fired up and ready to go”** will not add weight to our case.

The proposed development is inappropriate, unsustainable and the current infrastructure cannot support it. Help us to protect and shape our village for the future by submitting your objections to the SHDC planning officer **and** writing to Julian Brazil, highlighting all your concerns.

Any questions please contact me or any member of the CHAT committee and we will try to assist.

Village Hall Meeting. All Chillington residents are invited to come to the Village Hall on Sunday 5th June on a walk in basis between 2pm to 5pm, where they will be able to view 4 sets of the planning application documentation in a “readable format”.

They will also be able to discuss any aspect of the application with the CHAT committee and make their own notes to help them when writing their letters of support or objection to SHDC and letters to Julian Brazil.

Paul Farrier

Chair, Chillington Housing Action Team

Dated 31/5/2016

MATERIAL PLANNING CONSIDERATIONS (MPCs)

General. When making comments on the Acorn Outline Planning Application (OPA) you **must** base some of them on the issues the SHDC Planning Officer can consider and these are called **Material Planning Considerations (MPCs)**.

Within your letter if you comment on a relevant MPC, the SHDC Planning Committee may give it more weight when considering whether planning should be approved or refused.

Key Issues. We have listed the main headings we believe are **Key Issues** for your consideration. You do not need to choose all of them (although you can if you wish) you can also expand on each in your own words and style as you so wish. You may have other issues that you feel strongly about. You should however select the MPCs relevant to your objection and explain clearly in your letter why you are objecting to them.

HIGHWAY CAPACITY (Key Issue)

The A379 was never designed to accommodate the volume and size of vehicles which use it today. It is also extremely difficult to improve due to numerous constraints along the route the road follows.

- The proposed development will create the need for increased travel by private vehicle into the village centre due to the site's location. **It is a car dependant site.**
- The proposed site would generate increased traffic along unsuitable lanes such as Port Lane and Coleridge Lane which are also shown as **pedestrian access points to and from the site.**

HIGHWAY SAFETY (Key Issue)

- There is no continuous, **safe public footpath** from the development site to the centre of the village.
- Port Lane and Coleridge Lane are **unsafe for pedestrian and cycle access** being steep, very narrow with "Devon Banks" running each side. Both lanes would require new street lighting to be installed.
- The Coleridge Lane junction with the A379 is already very dangerous. A vehicle needs to be nearly 2 metres onto the A379 before there is a clear line of sight to the left.
- Parking is at a premium in the village centre especially at the Post Office / Shop and Orchard Way.
- New residents wishing to use the village facilities would have to use a vehicle, creating more blind spots, village centre parking problems and increasing the chance of accidents or shop on line with grocery home deliveries as suggested by the developer in the Transport Assessment paragraph 4.2.

RESIDENTIAL AMENITY (Key Issue)

- The proposed development is overbearing, dominant and not in keeping with the local bungalow “Street Scene” of Green Park Way and its surroundings.
- Loss of privacy and overlooking.
- Light and noise pollution.
- The proposed development fails to conserve or enhance the distinctive characteristics and features of the existing village.

Contact Paul Farrier on 581334 or 07875 536843 for more Residential Amenity details if required.

LANDSCAPE IMPACT (Key Issue)

This 7.5 acre open countryside site sits to the north of the village, topographically **above the village** and the three fields are **outside the established rural edge of the village**.

- It is **outside the established development boundary for Chillington** (Policy SHDC1 Development boundaries of the adopted local plan)
- The proposed development of this Greenfield site is **not planned development**.
- These fields have been **protected from development** since planning controls were first introduced.
- This site was rejected under the 2011 Rural Area Site Allocations Development Plan Adopted until December 2016 and beyond due to **significant constraints relating to the impact on the landscape character**.

AONB (Key Issue)

- Whilst the large site is outside the AONB, the two storey houses and lighting at night will be clearly visible from inside the AONB, thus impacting on the “setting” of the AONB.

FLOOD RISK (Key Issue)

We are all aware of the many aspects of climate change always being brought to our attention. Historically, following heavy rainfall, surface water and mud from the fields has flowed down Coleridge Lane resulting in flooding at the junction with the A379, blocking drains and causing flooding in the village centre.

- This 7.5 acre site is steep and positioned above residential properties.
- The creation of internal site roads, tarmac driveways and paving will drastically reduce the natural capability of the ground to absorb rainfall.

- The construction of up to another 65 houses, creation of internal roads, driveways and additional paving on this sloped site above the village, may well result in a **significant increase in the risk of flooding** on the Coleridge Lane junction with the A379 and throughout the village centre. **You are encouraged to read and comment on the Developers Flood Risk Assessment.**

SURFACE WATER DRAINAGE (Key Issue)

Surface water drainage from the site must now be controlled by the installation of a suitable **Sustainable Drainage System (SuDs)** and in the South Hams, Devon County Council (DCC) Flood Risk Management is a statutory consultee on all major planning applications.

The type of SuDs used for this oblong, 7.5 acre sloping site is **vital** and must be acceptable to / approved by DCC. **Bearing in mind the recent Bideford floods and the link with SuDs.** If the shallow “Swales” (marshy depression between ridges) behind the rear gardens of houses adjoining the site fill up, **a flood risk must exist.** Some points of concern are:

- The developer claims that **all Surface Water Run-off is being disposed of on-site** through soakaways and infiltration trenches. In addition, swales (**marshy depression between ridges**) are planned and will be located behind the rear gardens of houses adjoining the site! Look at the A3 size plans in the village hall on Sunday 5th June. If not maintained properly these swales must be considered a **flood risk.**
- We believe that Acorn plan to use the piped fresh water spring which runs from the site, under Green Park Way and down through gardens in Cotmore Close, Cotmore Way, The Ridge (main road) and can be seen flowing out near the telephone box on the A379. If this old existing 50 year old clay pipes become blocked or fracture, there will be flooding at the point of blockage and beyond. Who is responsible for clearing the blockage / repair of the pipework?
- Is dirty, muddy (possibly contaminated) surface water run-off from 65 houses into a fresh water spring flowing under Green Park Way / Cotmore Close and Cotmore Way eventually into the Frogmore Creek environmentally acceptable? We think it is not and some landowners in Green Park Way / Cotmore Close / Cotmore Way and on the main A379 (The Ridge) have “Riparian Rights”.
- A Maintenance Company will most likely be contracted to maintain the SuDs and this will be paid for by the residents in the 65 houses over the **lifetime of the development.**

FOUL WATER DRAINAGE (SEWAGE) (Key Issue)

SWW has confirmed that the Chillington sewers and Sewerage Treatment Works are currently all within the compliance parameters, rules and regulations to which they must work.

Whilst it may still be a historical discussion point in the village, **SWW has confirmed there is no current lack of capacity in the sewers or Sewerage Treatment Works.** SWW has stated they have the capability to accept 65 new houses onto the current public foul water drainage facility and **cannot recommend against acceptance of the development.**

Residents are still within their rights to object to the planning application if they so wish, but if they object on the basis of there being insufficient foul water drainage capacity in the sewers or sewerage treatment works, SWW would not support the objection.

HEALTHCARE

- The Health Centre is already oversubscribed and struggling to find another GP to join a rural Practice. Increasing patient numbers at this time would put even more pressure on all healthcare professionals in the Practice.
- Parking at the Practice and in Orchard Way is already difficult. More patients with cars can only make it worse, even restricting emergency services getting to/from the Health Centre quickly.
- The journey times by road to acute services in Derriford NHS Trust, Plymouth (around 30 miles) and Torbay's South Devon Healthcare Trust (around 22 miles) are substantial, particularly in emergency situations, if the A379 is closed or during the long holiday season.
- Any **unplanned increase** in the population of Chillington is something to be considered very carefully because patients' lives could potentially be put at risk.

Although healthcare is important to us all, from a planning application aspect it is something that can be easily overcome by an allocation of funding by the developer and is not considered to be a Key Issue.

Comment as you wish, but please **include the Key Issues as well.**

SCHOOLING

- The pre-school nursery facilities in the local area, the Parish Primary School in Stokenham and Kingsbridge Community College are already full and over-subscribed.
- The Parish Primary school already experiences severe parking, congestion and highway safety problems at school drop off and school pick up times. A clear indicator of the severity of these problems is the frequent police presence at the school and notices outside the school reminding parents to park considerately.

Although Schooling is important, from a planning application aspect it is something that can be easily overcome by an allocation of funding by the developer and is not considered to be a Key Issue.

Comment as you wish, but please **include the Key Issues as well.**

ECOLOGICAL ASPECTS (Key Issue)

We have requested the RSPB, Devon Wildlife Trust and the Campaign to Protect Rural England to look at the planning application in detail and where appropriate, submit an objection direct to the nominated SHDC Planning Officer. The following species (**many of them protected**) have been recorded in the site or in gardens bordering the site:

Great Green Bush Crickets	Slow Worms and Grass Snakes	Common Lizards
Hazel Dormouse	Badgers	Horseshoe and Pipistrelle Bats
Hedgehogs	Barn Owls	Cirl Buntings
Lesser Spotted Woodpeckers		

RESIDENTS WITH COMPUTER INTERNET ACCESS

Residents with computer internet access / skills are strongly urged to look at the planning application and encourage involvement with neighbours who do not have computers. They should especially look at the following:

- **Design and Access Statement March 2016**
- **Landscape and Visual Aspect Assessment**
- **Flood Risk Assessment**
- **Transport Assessment**
- **Residential Travel Plan**
- **Statement of Community Involvement**

Village Hall Meeting. All Chillington residents are invited to come to the Village Hall on **Sunday 5th June on a walk in basis between 2pm to 5pm**, where they will be able to:

- View 4 sets of the planning application documentation in a “readable format”.
- Discuss any aspect of the application with the CHAT committee.
- Make their own notes to help them write their letters of objection to SHDC by the **17th June 2016**.

NOTES