

#### **0354/14**

#### **Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure, land adjacent to Fair Field, South Brent;**

While the Parish Council does not oppose development of this site in principle, it objects to this application for the following reasons:

- The development does not provide 50% affordable housing. This is DNPA policy as set out in the Development Management and Delivery Development Plan (DNPA 2013).
- The developers' appraisal of sustainability is very disappointing; the Council notes that it is predicted that the proposed homes would (only just) achieve level 4 of the Code for Sustainable Homes (DCLG 2010) and believes homes should be constructed to a minimum of Code 5 to offset houses not being orientated to gain maximum solar energy benefit.
- This development in design terms ignores the site adjacent to Fairfield and makes no provision for vehicular access to that development. Since the planning allocation for SBR1 (in the Development Management and Delivery Development Plan) is only part met by this application, the Parish Council has a concern for public safety of residents within Fairfield who will be forced to accept construction and development traffic through their site when the remainder of the allocation is developed.
- There is a strong concern that the pedestrian access to open space within Fairfield will remove the exclusive amenity enjoyed by the residents. We also understand that this is private amenity.
- The application does not provide an appropriate management plan for the effects of construction traffic.
- We believe a full transport strategy should be provided which precludes construction traffic from going through the village.
  
- The public consultation responses to Cavanna's proposals for what is now known as Lower Green built on the impression conveyed at the original joint presentation *by both groups of developers* (Cavanna and Trand), that both sites would be developed at the same time. As a result many of the comments offered within the consultation document are based on misinformation.

#### **In the event that DNPA were minded to approve;**

- The Parish Council should be instrumental in formulating the S106 agreement (developer's contributions under Section 106 of the Town and Country Planning Act 1990) and consulted regarding the open space, sport and recreation provisions,
- It is essential that raised table crossing points are provided in Exeter Road,
- A statement would be needed to show how the level of affordable housing in the allocated SBR1 area can be reconciled with the needs identified in the latest Housing Need Survey (CCD 2014).

**References:**

The Community Council of Devon (2014) *Parish of South Brent Local Housing Needs Report*

Dartmoor National Park Authority (DNPA) (2013) *Development Management and Delivery Development Plan*

Department for Communities and Local Government (DCLG) (2010) *Code for Sustainable Homes Technical Guide November 2010.*

UK Parliament (1990) *Town and Country Planning Act 1990 Ch 8*