

**RECOMMENDATIONS OF Brixton Parish Council
ON PLANNING APPLICATION REFERENCE 3721/18/PIP**

To: Development.management@[southhams.gov.uk](mailto:development.management@southhams.gov.uk)

Proposal: Application for Permission in Principle for erection of 1 no. detached dwelling

At: Land at SX 541 520 Lower Coombe, Coombe Lane, Coombe, Brixton. PL8 2BQ

No comments to make

Support

Objection because

No Objection

SUGGESTED POSSIBLE CONDITIONS or REASONS FOR REFUSAL:

Brixton Parish Council **objects** to this application.

The following planning matters must be considered by South Hams District Council in considering this application for planning in principle and all carry equal weight:

Flood risk

Despite the claims made to the contrary by James Wells Planning, Brixton Parish Council consider this area is at high risk of flooding. The Government long term flood risk map shows the immediate area is at 'HIGH RISK' of surface water flooding. Any construction above and behind the two old railway cottages would replace the natural soakaway of woodland with hard surface, greatly increasing run off downhill and substantially increasing the risk of their being flooded.

Location and transport

The distance from the site by foot to the nearest bus stop exceeds that recommended by Highways as sustainable, as a result use of cars for access is imperative.

Access

The only access to the site is by a single track lane which essentially is a cul-de-sac. The substantial land clearance and excavation needed to prepare a site for any building and subsequent materials delivery and construction using narrow single track access roads would block access to the historic railway cottages (Holehay cottages) and to the two Public Rights of Ways to both residents and walkers. The junction of the single track road from the proposed site with Fordebrook Lane and the blind single track narrow bend under the railway bridge on Fordebrook Lane is unsuitable for increased vehicle traffic.

The infrastructure of the Otter Nurseries to Wembury road (Fordebrook Lane) and the local Holehay road is unsustainable for further vehicles. Currently there are significant problems with the speed, congestion and volume of traffic using these lanes which are the subject of regular discussion by Brixton Parish Council with Devon County Highways.

Employment

This proposed site will not contribute to local employment or bring any other economic benefit to Brixton Parish, which would outweigh the damage to the countryside. Building on this site would not enhance the viability of local employment.

Environment

The application is in an area of rural tranquillity with two adjacent footpaths (PROW's) so would seriously impact on the rural tranquillity as well as damaging the trees, shrub and wildlife on the site. Existing Holehay cottages are set low within unbroken rural landscape. This house would be set much higher and would require removal of substantial woodland, trees, shrubs and wildlife habitats which make up the entire plot. No environmental reports are available with the application.

Countryside

This is development in the countryside. The site is fully wooded and covered in undergrowth, providing a variety of habitats as well as a natural windbreak and soakaway. It is close to South Devon AONB. Refusal of Planning in Principle would ensure no further building in the countryside, including the adjacent plot which was previously rejected under 07/0756/04/O 1 June 2004.

Heritage

Building on this site would cause permanent irreversible destruction to the Plymouth to Yealmpton railway, a historic feature of Brixton Parish and prevent access along the old railway line to the countryside for cyclists and walkers in the longer term.

Housing needs

There have been substantial developments at Canes Orchard and the small scale developments, and there are no identified needs for additional housing in the countryside in the emerging Brixton Parish Neighbourhood Plan

Site

The site is unacceptable as any dwelling will dominate the existing cottages.

Brixton Parish Council notes that residents of Holehay Cottages have objected to this Planning in Principle application.

For the above reasons Brixton Parish Council objects to this application.

Kirstie Aldridge
Clerk to Brixton Parish Council

3rd December 2018