

**RECOMMENDATIONS OF Brixton Parish Council
ON PLANNING APPLICATION REFERENCE 4412/17/ARM**

To: Development.management@southhams.gov.uk

Proposal: Reserved Matters application for the approval of appearance, landscaping, scale and layout for 31 no. dwellings following grant of outline permission 1825/16/OPA

At: Land at SX 550 552 North of Canes Orchard Brixton

No comments to make Support

Objection because No Objection

SUGGESTED POSSIBLE CONDITIONS or REASONS FOR REFUSAL:

In considering this reserved matters application for the approval of the appearance, landscaping, scale and layout for 31 dwellings on land North of Venn Farm described as Phase 3 of the Venn Farm Development Brixton Parish Council planning Subcommittee examined the plans and reports. The application was discussed at a meeting of Brixton Parish Council on the 30th May 2018.

Brixton Parish Council objects to this reserved matters application for the following reasons (all of which have equal importance)

1. The increase in the number of houses on the site.

The increase from 29 to 31 is not acceptable given the amount of building and housing density already on the Venn Farm/ Canes Orchard development site.

The original proposal for this site and outline planning permission in 2017 for this site was for circa 29 dwellings which amounts to 30% increase in housing on the whole of the Venn Farm site. These additional 2 houses increase this percentage with an increase of over one third on the original proposal for the site. The original number of houses agreed for the Venn Farm development was 50, 27 houses were built in Phase 1, 17 in Phase 2a (under construction/occupation) and there is outline planning permission for 17 on Phase 2b. This application brings the total number of new houses on the site to 92 and this does not include the original dwellings of Venn Farm house, The Wheelwrights and the 4 existing converted barns which brings the total number of dwellings on the whole Venn Farm site at the present time to 98... and an increase of new building to the original proposal by 42%. This equates to continuous urban development in the middle of a rural village.

In objecting to the original outline application for circa 29 houses on this site Brixton Parish Council stated '**Assurance is needed that if outline planning permission is granted that the figure of 29 will not be exceeded to increase the density in any later planning application and/or the number increased as evidence ‘for economic reasons’.**

‘Maintaining an agreed density is vital to ensure adequate space for public realm, infrastructure and parking to avoid the problems experienced in Kitley Place in Yealmpton’.

2. Lack of Public Open Space/Play Space

The amount of public open space as indicated on the drawings is insufficient not only for Phase 3 but for the whole of the Venn Farm site. Public open space and play space has in the main been disregarded in all previous applications. Looking to later applications to provide the required space and resolve the lack of suitable public amenity space across the whole site i.e. for Phases 1, 2 & 3. The public open space on the drawings is minimal and does not provide sufficient or adequate amenity space for Phase 3 let alone the whole development and must be properly addressed in this application.

The provision of suitable play space and public open space for up to 90 houses i.e. possibly up to 180 children/young people is paramount. Currently there is no play space on the whole development and to access the nearest play space children with their families will have to cross the A379, the busy commuter route from Plymouth to the South Hams. It is essential that a good play facilities and a suitable public open space are provided on this site, at this stage, to ensure that the health and well being of families living on Canes Orchard is addressed for the medium and long term.

There is a significant loss of open space of the shown on the site plan in the outline application to the layout of open space of the current application. This previously identified open space has been used for additional houses.

3. Landscaping

There is significant reduction in the landscaping and public realm from the outline application to the current application with considerable decrease in tree planting as well as reduction in public open space. The plan shows very stark landscaping with only 3 trees planted in the public realm. Ornamental shrub planting proposed at the entrance to the site is cosmetic and will reduce visibility for drivers accessing the housing. It is not clear from the site drawing if the hedge in the illustrative plan in the outline planning application for the layout is still retained. Brixton Parish Council require that wherever possible all original field hedges and trees are retained.

4. Infrastructure issues

i. Drainage and surface water runoff

The risk of problems with drainage and surface water runoff on this sloping site remains a great concern for the Parish Council. In the past these concerns have been ignored by planners and developers. However flooding and problems with surface water drainage have already been experienced by residents of Phase 1 even before Phase 2a (almost complete) & 2b (still to be built) are in place. Phase 3 will further lead to the encroachment of water onto Phase 1 and increase the risk of further local flooding for the residents and their properties. .

Existing infiltration solutions for Phase 1 for a 1 in 100 year's event plus 30% for climate change has already failed in Phase 1.

ii. Sewage

No information has been provided to ensure that the current sewage system on the River Yealm can cope with this increased capacity. There is evidence in the public domain provided by the Environment Agency that the sewage filtration plant below Brixton, at Mudbank, is not performing well and has insufficient capacity to manage the current demand. It shows that the following raw untreated sewage spills have occurred at Mudbank - 58 spills total 620 hours or spilling for 2 days (48 hours each month) into the River Yealm. This is occurring before the 34 houses for Phase 2a & 2b at Canes Orchard are completed/built so the impact of the capacity from a further 31 houses to this water treatment plant must be taken very seriously with assurance to the Local Authority from SWWA that it has the capacity to treat this significant additional demand. This level of contamination puts at risk the water quality in the river Yealm which is used for commercial oyster farming, for leisure and recreation and supports valuable wildlife habitats.

iii. Roads

There are serious road safety issues for the current residents of Phase 1 Canes Orchard. This development is a cul-de-sac with the only entry through the original farm entrance from the A379. The road lay out is restricted and narrow with footways and road surfaces merging and parked cars forcing pedestrians onto the road. Orchard Road the main feeder road to the rest of the development has an inadequate turning head. These safety issues have been exacerbated by the increase of traffic from the development at Phase 2a and there are serious concerns around the increase of traffic from 31 additional houses amounting to a minimum of a further 62 car movements each day.

The plans indicate that in places there are no consistent footways along the roads into and on the site for Phase 3 .. Given the dangerousness of the lack of footways in Phase 1 Brixton Parish Council requests that this is addressed to ensure all pedestrians using these roads have safe access to their properties.

The width of the roads also needs to be addressed the sweep path vehicle diagram assumes that there are no vehicles parked in its path.

Parking - of the 31 houses...9 bed roomed houses have no garage with 2 parking spaces and 4 2 bed roomed houses have no garage with 2 parking spaces. Given the location of these properties on the site plan the likelihood of congested parking on the roads and footways is inevitable.

There is no turning space at the end of the 2 main roads in Phase 3.

iv Design

The external appearance of the houses should not include any cladding as this is not in keeping with the vernacular of Brixton village. Neither should there be any false chimneys.

The current design does not demonstrate an understanding of the character of Brixton village, with its suburban design and poor detailing of the public realm. It neither responds to the historic context or sustainable context in exploiting the natural topography/south facing aspect. Any development on this site must take into account these contextual matters.

It is difficult to identify the lighting arrangements for this phase.

There is no wheel chair access to the houses

Some of the information contained in the Design and Access report is misleading. The village has only a part-time open Post Office and shop (3 hours in the morning and afternoon and no Saturday or Sunday opening). Fig 08 is totally incorrect and is not a picture of a house under construction but of The Wheelwrights which has been in this location for several years as it is a farm building conversion.

iiv Affordable Housing

Clarification on the number of affordable homes in Phase 3 would be helpful 9 Affordable Homes were identified when circa 29 houses were proposed

On all the above points Brixton Parish Council objects to this application and requests that the Planning Officer thoroughly investigates the issues and concerns raised from this consultation

Construction Management Plan

Access to the site for construction will be through the residential area of Phase 1 of Canes Orchard. The Construction Management Plan must take this into account for residents with the time of arrivals, noise, disturbance and dust. For the wider community all wheel washing conditions must be adhered to with proper wheel washing facilities provided onsite to ensure the safety for traffic on the A379 and a safe and clean environment for the residents of Canes Orchard.