

[*28th March 2017 & \(Agenda\)](#)

Winkleigh Parish Council

Highlighted planning and development issues raised by WPC members in relation to development.

1.01.17 Planning Matters

1/0127/2017/OUTM, Land to the West of Townsend Hill Winkleigh, Outline application for residential development of up to 55 dwellings (use Class 3) and associated infrastructure (Affecting a Public Right of Way)

Clerk reported WPC had received 6 objections which had been circulated to Cllrs, and at the request of the Council these would all be forwarded to TDC Planning (*Action Clerk*)

Following lengthy discussions, **Proposed by Cllr Hodgson that WPC object in totality to this application with the following motions, seconded by Cllr Jacobs, all in favour and Resolved, Motion Carried (RR047/03/17)**

In early 2013, TDC had proposed an additional 54 dwellings in Winkleigh by 2031 and WPC were clearly advised by TDC that they had to respond by 1st June 2013 on appropriate locations and agreement on the development boundary or risk TDC making the decision for them, in response to the Local Plan consultation Part 3.

Local Plan Part 3 Procedural Note asks, "Identify a preferred level/scale of growth for the plan period up to 2031" and, "If the parish council believe that they cannot accommodate the minimum level of proposed growth (5% or 10%) you should provide a robust justification to state why this is the case."

On 9th May 2013, the Parish Council resolved that WPC will accept no more than TDC's allocation of 54 homes up until 2031 but that during the Community Plan process consideration will be given to renegotiating the development boundary and this and appropriate locations would be incorporated during the neighbourhood planning process at which time the PC will be able to make a formal response

Extract from the Formal response of Winkleigh Parish Council to TDC's Local Plan Part 3 consultation exercise June 13th 2013

Preferred level/scale of growth for the plan period:

*Winkleigh PC respond that Winkleigh PC will support a **5% growth allocation of no more than 27 homes** based on a robust justification (including the 2005 Parish Plan, the Community Plan Open Day & the Annual Parish Meeting of May 2013) Justification:*

Winkleigh Spatial Vision

Winkleigh is a thriving working village with good local services and facilities; all development in Winkleigh parish should contribute to the sense of place and quality of life, and respect the character and sensitivity of Winkleigh's distinctive character.

Winkleigh will build on its agricultural, tourism and varied industry sectors, adding value and diversity to this strategically positioned Local Centre. Sustainable economic growth will deliver enhanced and further diversified employment opportunities for residents of the parish and surrounding communities. This will be achieved through good use of existing premises and employment land, appropriate training and business support and a flexible approach to business development on the former Airfield.

Building on its position as a Local Centre, Winkleigh will strive to become a more sustainable village, offering an appropriate range of services and facilities to support both its own population and neighbouring communitiesⁱ which may rely upon it. This will ensure Winkleigh becomes an attractive destination for visitors, drawn by a strong, vibrant and appealing village with its designated Conservation Area and sensitive rural landscape. Located in the geographical heart of Devon, Winkleigh should act as a 'gateway' for accessing public transport and connecting to the surrounding countryside and attractions.

An appropriate range of housing, located in accessible and well-integrated sites, will be accommodated to meet the parish's changing demographic, and will prioritise the provision of Affordable Housing,

Assisted Living and/or other socially-accessible tenures. Financial benefits should be sought from development to contribute to the infrastructure and facilities necessary to support the population and additional growth.

Winkleigh Spatial Strategy

Over the period to 2031, Winkleigh propose a modest scale of high-quality development and supporting infrastructure, which will positively contribute towards helping delivery of the spatial vision for the parish whilst respecting the sensitive setting of the village and surrounding landscape.

- (a) the **provision of housing prioritizing sizes, types and tenures to meet the housing needs of the community**, delivered through a mix of appropriate accessible/small-scale and well-related greenfield sites, infill (where viable and do not compromise amenity), brownfield opportunities and 'Rural Exception Sites' where linkages and integration can be made effectively to the village, footpaths and amenities;
- (b) the **provision of 27 new dwellings identified** as deliverable through sites identified through SHLAA submissions 2013 review of previous SHLAA submissions 2011 (e.g. East of village: Ward Farm/Home Barton?); and others which may come forward under SHLAA; development to be delivered with associated supporting infrastructure throughout the plan period from 2013 to 2031;
- (g) **Existing infrastructure will be enhanced and further improvements sought when additional development occurs.** Priorities include:
 - Parking facilities, including a 'park and bus/'park and share' facility convenient to bus stops
 - Good public transport and links to Eggesford station
 - Measures to achieve better traffic management, parking and road safety in and around the village
 - Delivery of super-fast broadband
 - better healthcare provision, better ICT, provision of a village car parking facility, improvements to road network in/around village, traffic calming, etc.

A 5% growth level for housing represents an appropriate growth rate for Winkleigh. The parish has undergone considerable expansion (between 2001 and 2011 the population of Devon grew by 5.9%, Torridge by 8.3% and Winkleigh by almost double this at 16% [data from ACRE profile and Census 2011]). The number of households also increased by 18%. Prior to 2001, a similarly above average development programme was undertaken. The infrastructure of the village as it stands, is incapable of supporting much greater expansion. The character and dynamic of the village is also being compromised. Winkleigh believe this is 'robust justification' for accepting 5% growth.

A 5% growth level for housing represents an appropriate and sustainable growth rate for Winkleigh to; ensure a stable population; meet demand as households reduce; provide homes as children grow up or people move back to the area; sustain local services and facilities; ensure existing services and facilities remain viable; help meet national growth agenda.

Extract from the Revision of the special objectives and Vision for Winkleigh remain as submitted on 30th May 2013.

The Preferred level of growth remains at 5% and the PC have already given their "robust justification" for this level of development in their submission on 30th May 2013.

Regarding the siting of the 5% allocation, as already stated Winkleigh PC have reviewed their initial response in light of information that their previous submission is considered undeliverable/unviable and respond that the Parish Council accept extending the existing site agreed under resolutions Ex2.5.13 d, e & f from the eastern site of the village (off old Chulmleigh Road) adjacent to existing development to accommodate the agreed allocation of 5% (27 homes). That the development boundary is redrawn but limited to accommodate the agreed allocation of 5%, that the development is to have adequate infrastructure, design controls, housing types to meet community needs including starter and affordable

homes and provision of a pedestrian access to the sports centre and that within the agreed site there should be provision for a public car park

In addition to the above, WPC further object to the outline planning application as follows:

Infrastructure & Sewage

Sewage in the village is currently very poor with frequent sewage overflow, and this development doesn't address this issue and only adds to an overloaded system which will cause further problems for exasperated residents. WPC draw your attention to the current TDC Local Plan (2004) which states in relation to Winkleigh;

"Infrastructure

10.4 Winkleigh is situated on the A3124 and B3219, which provide good north-south road links. Winkleigh is deficient in respect of available sewerage infrastructure to accommodate further residential development and sewage treatment capacity. To remedy known treatment problems, interim sewage treatment improvements were completed prior to 1993, after which sewage treatment restraints were removed in 1996. Further substantial development will overload the existing sewage treatment works, which is approaching its design capacity.

10.5 The dilution afforded by Bullow Brook also limits the volume of effluent that can be discharged no matter what improvements are made to the treatment works. Additional development on new housing allocations will not be permitted unless deficiencies in sewage treatment and effluent discharge are resolved."

Electricity Supply - The village currently endures frequent power outages and disruptions and this development doesn't address this issue and again only adds to an overloaded system potentially causing further problems for our current residents.

Public transport - The proposed plan refers to a bus stop but no bus services or routes currently use Townsend Hill. This development is located in a location that is as far as possible away from bus routes in Winkleigh and new residents on this estate will be disadvantaged from using a public system due to being too far from the bus stop, therefore, does not encourage people to use public transport.

School Placements – This development will bring families with children – Our schools are currently nearing capacity – with year 3 and 4 already at capacity, with no scope for expansion, where will these additional children be schooled?

Doctors – The current surgery is already near capacity with residents reporting they are currently unable to get an appointment due to current limited availability.

Community parking area does not provide any additional benefit to the community in general due to isolated position from the village centre

Walking to the village from this development is a very hazardous route, exiting the planned development straight onto busy roads and junctions, where no footpaths currently exist and there is no room to incorporate any potential footpaths due to the layout of the road.

Parking in the village centre is already inadequate and difficult and will be further congested to accommodate the additional traffic this development may give rise to – the location is remote from the village centre and is not therefore integrated as desired under the Village Design Statement.

Traffic

The 2005 Community Plan identified the use of Townsend Hill as a short cut to be of major concern to parishioners.

In 2013, during the compilation of the new Community Plan, it was found that 65% of respondents again thought that traffic issues, especially on this route, were a problem

The community have indicated a wish to see this problem addressed, and this development will only increase traffic flow at this location.

With the access to the development site at its present location, this will vastly increase the traffic movement on an already heavily loaded narrow Road (Townsend Hill).

The access opposite Farmer Franks Lane will increase the traffic movement on a very vulnerable junction adjacent to a primary and pre-school location to the detriment of all users to the school.

The carpark positioned immediately opposite the school is not beneficial to the school users as it will entail school children of all ages crossing a very busy road

The footpath access at the bottom of the development empties out just below Westcots Drive with no provision for an already ill designed and dangerous junction

The outline application itself contains Anomalous sentences incorporating road names and bus shelters, indicating a heavy use of cut and paste and which are not accurate or relevant to Winkleigh and therefore undermines the credibility of the developers

When agreeing the current development boundary, WPC looked at sites and weighed the pros and cons of development in particular areas of the Village. The only pro for this site was its close proximity to the schools, however, this was by far outweighed by the poor links to the Main Rd, poor links for public transport, poor links for footpaths and public safety, and poor links for useful car parking spaces for access to the village. WPC turned down this site in favour of a site that was more adjacent to the village and therefore there is nothing in the concept of this development that has real significant advantages to the village of Winkleigh

Including this and already notified other potential developments in Winkleigh, there is a possibility of 200 additional houses in the village in the next few years. WPC currently have approximately 550 dwellings, therefore, this could potentially increase our population by 36% with no improvement to our infrastructure to accommodate such a rise.

TDC are asked to allow for 2000 houses in their area up to 2030 and Winkleigh could be supplying 10% of them if these developments are approved.

Should TDC be minded to approve this outline application, WPC request that Highways carry out a full scale and extended traffic flow and study analysis of Townsend Hill to cover a relative rolling 24 hour period including speed of vehicles in both directions to accurately reflect the actual dangers of this road to pedestrians and school children who use the road daily and routinely without any safe pedestrian refuge/footpath.

WPC will be submitting a S106 application for full funding of the traffic calming scheme approved by DCC Highways Department in 2016 for Townsend Hill as well as for contributions towards a community transport scheme. Any transport plan for the site should incorporate a dynamic travel plan for the school, with promotion of walking and cycling for those living within the village.

WPC also request a full and thorough independent investigation of the current sewerage, and all utility supplies to the Village to deem its capacity and ability to incorporate this level of development in its current state.

Winkleigh Parish Council draw your attention to the Winkleigh Community Plan and Village Design Statement accepted by TDC Planning, and highlight the following;

Design Principle 2:

While the proposed development is adjacent to the existing built up area, the application site is part of a larger area with potential for development (the possible relocation of Kingsley Plastics to the air field will release land for example). The site creates a new boundary with the open countryside, with access points into neighbouring land. There is a danger of future development across the area to the south of Hatherleigh Road and west of Townsend Hill proceeding in a piecemeal fashion. There is a need to think holistically about the future of this part of the village, with a master planning approach that looks beyond the current application site and recognises the need to plan for the whole of the area. In this way piecemeal development of smaller enclaves with little or no connection (particularly pedestrian and cycle links) between them will be avoided.

Design Principle 4:

The indicative layout is rather grid like in appearance, with straight roads and access points. In particular the main access road east-west and the dwellings alongside it are likely to draw the eye horizontally across the hillside, something the VDS seeks to avoid. The introduction of a more sinuous layout and offsetting the footprint of some of the terraced housing would help to overcome this.

Design Principle 6:

At the detailed application stage, buildings should reference the render and stone of Old Barn Close and Townsend Farm. The stone for the farm house and Greystones (opposite the site) came from Eggesford House – a historic reference point that could be reflected in the site design.

Design Principle 7/22:

The development would require the creation of new boundaries within the existing field. The creation of a new hedge line (with bank?) is welcomed and should be planted with native species that will encourage wildlife, especially dormouse habitat, complementing the aims of the Biosphere and the green actions of the Community Plan. The pedestrian access points and footpath links should be carefully designed, with the use of styles or gates in natural materials that complement the rural location, rather than using metal barriers or posts.

There is the opportunity for further bank and hedge creation; for example
Alongside the main estate roads

At the main entrance to the site. This area is currently a shared surface, with open space to the south. As proposed, it “punches” a very large gap in the bank and hedge that fronts Townsend Hill. The location of open space and a play area at this point will further detract from the more intimate form of development typical of the village. While the amount of open space is to be welcomed it could be more creatively spread throughout the development. Should proposals go ahead in their current form, the creation of new hedge banks to sweep around the visibility splays at the main entrance would help to create more enclosure and would also provide a barrier between the open space/play area and the traffic/shared surface area.

Design Principle 11:

The consultation response on the Community Plan favoured small-scale development geared to meeting local need. The Plan itself aims to provide appropriate housing for residents, with a mix of housing types matched to the needs of the community. At the same time community benefits would be sought to ensure upgrading of infrastructure.

The indicative housing mix suggests the site will be dominated by larger homes, with very few homes that might be considered “affordable” (2 bed and apartment dwellings). The dwelling mix should more closely reflect local demand, which is for smaller properties (ideally for rent), with a view to maximising the affordable housing contribution on the site.

Design Principle 13:

It is not clear from the indicative layout how a positive contribution will be made to neighbourhood creation. The layout needs to be permeable – for example, it should be possible to walk on small dedicated alleyways and cut through to the play area and to the footpaths that offer access to Townsend Hill and the open countryside to the west. These should provide safe and attractive alternatives to walking along the route of the main access roads throughout the site.

Design Principle 18:

To encourage more walking, attention needs to be given to how pedestrian priority and safety will be secured at the shared surface access point, and at other crossing points on Townsend Hill.

Design Principle 19:

See earlier comments regarding integration of footpaths and cycle routes. The promotion of walking and cycling is important to re-enforce the healthy living objectives of the District Council, championed by Councillor Betty Boundy (Councillor for Winkleigh).

Proposed by Cllr Turner that the motions be approved by WPC, seconded by Cllr Hodgson, all in favour and Resolved, Motion Carried (RR071/03/17) (Action Clerk)

Source: http://www.winkleighpc.org.uk/Winkleigh-PC/Agenda_and_Minutes_planning_17682.aspx