**Newton Poppleford and Harpford Parish Council Comments on 15/0642/MRES | Construction of 40 dwellings (including 16 affordable), doctors' surgery and associated works (approval of details reserved by outline planning permission 13/0316/MOUT). | Land South Of King Alfred Way Newton Poppleford**.

The Parish Council consulted with the community extensively on the proposed plans, the following issues and views are based on those consultations.

1. **Overall layout**

The Parish Council:

* Supports the positioning of open space between the new development and existing houses.
* Supports that the surgery car park has been moved away from the existing houses.
* Queries that enough open space has been provided for the new development (in line with East Devon’s Strategy 43)? The village’s main open space and playground is well over 1km from the development. There is very little scope for any new open space to be found in the village.
* Suggests that areas within the development zone to the south be designated as open space to provide amenity for the community.
* Queries that the internal road will provide sufficient access for large vehicles (eg. Refuse lorries) to turn around, especially as in other parts of the application it states that parking for visitors will be on the road?
* Suggests, also, that parking areas and non-parking areas will need to be clearly designated and controlled to ensure good access for all vehicles and pedestrians.
* Queries the road design which includes long straight sections of roads that will encourage faster driving and is contra to the application of shared space surfaces.
* Queries the distribution of the housing throughout the site, which has changed from the original outline plan?
* Suggests the houses are distributed more evenly across the site especially as the houses will be visible across the landscape.
* Queries what the overall ridge heights of new houses will be over the existing houses in KAW?
* Queries any proposed street lighting plan – any street lighting should be designed to minimise light pollution.
* Recommends approval of the final scheme on condition that the permitted access does not extend beyond the approved 40 houses plus surgery as permitted in the outline approval at anytime in the future.
1. **Retaining walls**

The Parish Council

* Recommends the use of materials more in keeping with a country location for eg. Gabions or walls should be stone faced or planted to reduce the starkness of the walls. The **Hardworks Plan 12706 L93** states thatthe retaining walls of heights 1.7 to 2.05 metres will be made of stone-filled gabions or blockwork. The walls will form the back walls to properties.
1. **Parking**

The Parish Council:

* Queries that there only appears to be one parking space for plots 5-12 and 29-37 39 and 40 (Ref. Site Layout - 12706 L01 10)?
* Suggests that two parking spaces should be provided per property as a minimum as all properties have at least 2 bedrooms (East Devon Local Plan TC9).
* Queries whether there will be sufficient parking spaces in the surgery car park for staff, patients and disabled spaces and how the car park will be managed with respect to residents parking there?
* Queries how parking will be prevented and controlled in the shared space? The Manual of Streets 2 considers that ‘Control of parking needs to be considered in level surface schemes’ to ensure that parking does not prevent pedestrian access.
1. **Traffic access**

The Parish Council:

* Query that there is no indication of how construction traffic will be managed during development and the how the impact on the existing homeowners will be monitored?
* Requests that the developer provides a contact for existing residents.
* Query what the impact will be on the existing KAW road due to increased traffic from visits to the surgery and an increase in cars from new properties? The A3052 through Newton Poppleford already experiences 12,000 vehicle movements each day (Police Radar study July 2014) which makes access onto the main road from KAW difficult. Due to lack of parking space on properties in the existing King Alfred Way, many vehicles are parked on the road.
1. **Flooding**

The Parish Council:

* Queries the reference that is made to the **Flood risk assessment report** from the KAW outline application, as the drainage plans are out of date with respect to the changes that have been made to the original plans. There appeared to be no drainage plans in the reserved matters proposal.
* Recommends that a condition be put on the developer to use permeable surfaces where hard surfaces are indicated for paving, recreational and amenity areas, and parking. The attenuation tanks proposed are not regarded as a SUDs scheme, so further measures are needed. The Geotechnical Report states:



* Supports the use of attenuation tanks for managing surface flows from the development. But recommends that:
	+ attenuation tanks are future-proofed and designed to withstand a 1 in 200 extreme rainfall event. The standard Environment Agency advice of 1 in a 100 year event does not reflect the reality of increasing extreme events (see Met Office[[1]](#endnote-1) projections for winter rainfall extremes, for example projections for winter rainfall in Exeter show that a 1 in 100 year event may be as frequent as 1 in 40 year event by the 2040s) ie. extreme flooding events would occur more frequently;
	+ both attenuation tanks are managed by South West Water with a clear, long term management plan. The tanks should both be the same design with a wash through system so that any silt can be washed through the tank;
	+ attenuation tanks should be completely submerged below the level of the existing housing stock to ensure the risk of a catastrophic failure of the tanks is reduced to an acceptable level and will not flood existing properties.
* Recommends that cost-effective swales (SUDS component) be introduced at the northern side of the site near the open space and Farthings Lane to ensure surface run-off is channelled away from existing houses. Surface flooding has already affected properties on Farthings Lane. The new development will be built on a hill that slopes down towards existing houses in King Alfred Way. The new development appears to be about 2 metres higher than existing houses and ends in a footpath and hedge. (**External works plan 14149-016).** The open space slopes down to the existing KAW houses and it appears that no drainage is included. Introduction of swales (channels) could be part of the sites landscaping providing improved green infrastructure. The Geotechnical Report recommended the use of swales on the southern side, this would be an extension of their use to the northern side.
* Queries the use of shared space design in the layout as in the absence of a drainage plan ‘Low kerbs and flush surface to surroundings will enable surface water to flow more easily than the usual kerb and road design’. The Manual of Streets states ‘that designing for drainage needs particular care’.
* Queries whether the existing sewerage system through King Alfred Way will cope with additional sewage from another 40 houses? The sewer blocks occasionally outside No.34 KAW, where it seeps out from under the manhole cover.
* Queries what if any drainage and flood prevention measures will be implemented during the construction phase to protect existing Newton Poppleford residents.
1. **Pedestrian access (Ref. S38 Plan – 14149-003)**

The Parish Council:

* Queries that adequate pavements have been provided on both sides of the road in the proposed development. The road through the development has footpath (2m width) along one side and shared road/pedestrian surface along the other side (0.5m width).
* Recommends that the central footpath needs to be lit by low-level lighting, as it has a high hedge on one side and fencing on the other side of the path.
* Queries how parking will be managed in shared surface area to ensure that parking does not prevent pedestrian access. The Manual of Streets 2 considers that ‘Control of parking needs to be considered in level surface schemes’.
* Recommends the need to include tactile features in the paving for the partially sighted, especially when using shared space layout.
* Queries the £25k earmarked for the upgrade of Footpath 1 and suggests this is insufficient for improving the whole path. A proper survey and estimate of costs to make Footpath 1 into a viable public pathway needs to be done.
1. **Surgery**

The Parish Council:

* Recommends that a planning condition be inserted that the surgery be built and fitted out in the first phase of building.
* Recommends that a signed contract to occupy the surgery is made a condition of the proposal prior to approval.
* Would like an assurance that the surgery will not be increased in size other than that which is necessary to cater for the increased demands from the residents of Newton Poppleford itself
1. ofwat.gov.**uk**/sustainability/**climatechange**/rpt\_com\_met\_**rainfall**.pdf [↑](#endnote-ref-1)