



Botus Fleming Parish Council

CARLTON VILLAS, HATT, CORNWALL – CONSULTATION ON PERMISSION REQUESTED BY LOCAL DEVELOPER FOR ACCESS RIGHTS

Botus Fleming Parish Council (BFPC) has been consulted by many of the residents that live in Carlton Villas regarding permission for access to this development. This is a highly controversial and emotive issue for the residents, and we believe that they would be greatly affected by allowing access rights. Councillors have spent many hours reviewing the access rights and meeting with residents of Carlton Villas.

BFPC has been accused of having taken “*a great deal of trouble to engage with objectors*” by the developer. We believe that we represent all of our parishioners and not a single applicant’s views. We believe that the use of the word “*objectors*” is an unfortunate description of concerned parishioners. BFPC also believe that we maintain a balanced view and endeavour to reflect them in all our deliberations and decision-making.

BFPC has two major issues of concern with this request for access to the planned development. It is also extremely difficult to separate the issues of access and the actual development, as they are obviously inextricably linked.

1. Safety of Access, Egress and Parking

The lane in question serves Carlton Villas. These dwellings are largely homes for elderly, infirm or vulnerable residents, whose well-being would be severely affected by the added stress caused by the additional traffic hazard. The access lane to the properties is extremely narrow and has a “*blind corner*”. The likely eight (8) additional vehicles that are probably the least number of vehicles, entering and leaving the development on a regular basis, will undoubtedly result in a new risk to the existing vulnerable residents. Proximity to the A388 roundabout exacerbates these issues.

The turning bay for the existing dwellings in Carlton Villas appears to have been obliterated in the plans submitted. Space for parking here is already totally inadequate and would continue to be so even if the hedge were removed, as is proposed.

BFPC believes that the lengthy construction period involving entry and exit of heavy vehicles to the site would result in an unacceptable level of upheaval and disruption for the residents and add to the existing congestion and traffic hazards. There would also be serious access issues for emergency and delivery vehicles.

Moreover, Carlton Villas is “*unadopted*” and not on the Highways Plan. This could incur development costs for road widening and resurfacing.

BFPC is sympathetic to these views of Carlton Villas residents, all of which have previously been directly logged on the planning portal or by the former Cornwall Councillor for the village.

2. Sustainability

BFPC believes that although planning permission has been granted to construct the four (4) houses, giving permission for access rights would have wider implications for our community. According to the criteria outlined by the National Planning Policy Framework, the parish of Hatt and Botusfleming does not meet the conditions for a sustainable community, be that in the economic, social or environmental spheres. Cornwall Council's Sustainability Appraisal confirmed this too, as does Cornwall Council's Local Plan.

The village of Hatt has very few services for the existing residents and anything claimed to the contrary would be erroneous and could be considered partisan. There are no doctors' surgeries, schools, or larger retail outlets. All these must be reached by the limited public transport available, or, in most cases, by private motor vehicles. Granting access rights for this development, with the consequent increase in the number of vehicles in the village, would exacerbate the problem. It would add nothing to the infrastructure or sustainability of Hatt, would add to the strain on the village's already limited resources and increase its carbon footprint. This would not sit well with BFPC's declaration of a Climate Emergency in August 2019.

We are making great efforts to improve biodiversity within the Parish via BFPC's Biodiversity Policy. This is evidenced by the planting of trees on the A388 verge and the more sympathetic management of Hatt roundabout to promote wildflower growth. The loss of trees and hedgerow needed to facilitate the access applied for via Carlton Villas would nullify much of that effort.

In conclusion, BFPC believes that granting the access rights applied for would be a retrograde step which would bring no tangible benefits to the community, increase its unsustainability and would have a detrimental effect on the quality of life of the residents of Carlton Villas.

BOTUS FLEMING PARISH COUNCIL

18th June 2021