



Botus Fleming Parish Council

PA22/08149 - Proposed residential development of 8 properties (4 starter homes at 75% of market value and 4 open market dwellings) (resubmission of application PA19/05565) | Land Adjacent To Huckberry Farm, Vollarads Lane, Hatt, PL12 6P

Botus Fleming Parish Council (BFPC) considered two previous applications for a development on this site in 2018 ((PA18/06188) and again in 2020 (PA19/05565).

BFPC still considers this development to be both unnecessary and detrimental to the neighbourhood of Hatt, for the reasons set out in what follows.

Sustainability

The criteria for sustainability set out in the National Planning Policy Framework (NPPF) are not met in our Parish, as was confirmed by Cornwall Council's Sustainability Appraisal in 2018.

There is no school and no GP. There is a small shop where residents can only buy a limited range of essential goods. For a comprehensive weekly shop they need to travel to Saltash or beyond.

Bus services have recently been reduced, so that residents rely far too much on cars. This adds considerably to Hatt's carbon footprint. This proposed development would add a minimum of twelve more vehicles to the village's traffic volume along with their attendant carbon emissions, which would further add to the settlement's unsustainability.

The proposed housing development proposes traditional 20th century structures that do not rely on sustainable and renewable energy that would limit the carbon footprint on the village's environment.

Cornwall Council is committed to achieving Carbon Net Zero by 2030. This development would do nothing to further that ambition. There appears to be no provision for solar panels, electrical charging points for EV's or for adequate insulation to modern standards.

This is not a sustainable design template and Cornwall Council that has made this commitment should not permit this development.

Access

The vehicular access for the site is directly on to Vollards Lane, the principal artery running through the centre of the village, onto which dozens of residential dwellings face. The lane is narrow and heavily transited at all hours of the day. Despite recent traffic calming measures, residents regularly complain of the danger from speeding vehicles here. This development would simply add to the existing problem. BFPC also believes that the access splay is insufficient to allow safe egress from and entrance to the site.

Flood risk and sewage

We note the response dated 9th July 2019 from Cornwall Council Lead Local Flood Authority was as follows:

“Thank you for consulting the Flood Risk and Coastal Assets Team with respect to the attached application.

We are unable to comment on these proposals because the following information has not been provided:

1. Percolation test results
2. Confirmation from South West Water Ltd of the agreed discharge rates for this development.
3. Completed FDA1 Form where non-mains foul drainage is proposed.

“Please re-consult us via sudsdrainage@cornwall.gov.uk once this information has been supplied by the applicant.”

As far as we are aware, no such information has yet been supplied.

Furthermore, BFPC notes that on the Location and Block Plan for the current application that there is a “sewage pumping station” marked in the northwest corner of the site. No other mention of this appears in any of the documents other than on the plan.

We are not aware whether or not that this been inspected and signed off by South West Water as fit for purpose?

Residents

Residents consistently voiced the opinion (e.g. via the consultations done for the emerging NDP) that one of the things they most cherish about living in the Parish is its rural setting.

Were this development to go ahead, the amenity value of Hatt's setting would be considerably reduced to the detriment of residents' health and wellbeing. One of the few public footpaths in the village skirts the proposed northeast edge of the site. Instead of views over open countryside on their walk, residents would be faced with bricks and mortar!

The development does not constitute either infill or the rounding off of the settlement's development boundary. It is rather an unsightly suburban sprawl out into open countryside, which if approved would then lend itself to being rounded off or infilled by yet another unsustainable development.

Landscaping

Although there is provision for replacing existing Cornish hedges, and planting mixed deciduous hedges round the site's boundary, the proposal does not give any details of the type of landscaping within the development. Large areas of hard surfacing would add to flood risk and detract from any supposed biodiversity net gain.

Housing Type and Need

This proposed development is even less desirable or needed than the previous two proposals thanks to the major mixed housing development now being built just one mile down the A388 at Treledan.

There will be over one thousand new homes there, along with shops, a school and extensive playing fields and green spaces.

The Government has also officially diluted proposals for mandatory local house building targets.

Cycle routes within the development and easy access to several bus routes will make this new sustainable development with access to Saltash and beyond via the rail link will be easily achieved.

This new proposal is rendered redundant and totally unnecessary for the achievement of any local housing needs, and cannot be supported by Botus Fleming Parish Council.

Botus Fleming Parish Council

8th December 2022