

SA/0307

23 June 2010

Forward Planning Team
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon TQ9 5NE

RECEIVED
28 JUN 2010

Dear Planning Team,

Proposed development Millfield (1) and Homefield (2) sites, Aveton Gifford

Oh dear these two ghastly proposals have reared their very ugly heads again and I write again to oppose them in the strongest possible terms.

Both sites have been fiercely objected to by the parishioners of Aveton Gifford at public meetings.

What else can we do to make our views clear?

As always the need for affordable housing in the South Hams is accepted. So why has Tesco been given planning permission in Kingsbridge when the site would be ideal for affordable housing within the town's envelope?

My understanding was that any site must have a minimum of 50% affordable housing. How can this remotely be possible bearing in mind the very considerable costs involved in the infrastructure of:

1. providing adequate sewage capacity which in Aveton Gifford is already near to maximum capacity or exceeding maximum capacity as is evidenced by the Environment Agency's permitted "overflows" into the River Avon. Presumably work will be needed here to increase capacity.
2. laying on water.
3. constructing roads to a standard so that they can be adopted by the highways authority. A lot of soil will need to be moved in an environmentally sensitive area with the stream at the bottom.
4. street lighting- heaven forbid
5. dealing with the flood plain constraints. The current flood warning rating for Aveton Gifford is eight out of a possible maximum of ten.
6. access onto the public road
7. collection facilities for surface water prior to being diverted to the main sewage system.
8. A financial contribution to new or improved public toilets in the village.

9. A financial contribution to education provision and needs for physical, social or economic infrastructure arising from the development
10. An archaeological assessment/evaluation of the site prior to the commencement of any development and protection of any important historic or archaeological features.
11. Compliance with the European Protected Species Directive.
12. Planting and landscaping to strengthen the landscape framework to provide a setting for the development.

The disturbance to those living nearby and further from the sites will be considerable.

Traffic through the village will increase. Parking problems will become even worse.

The proposals are again excessive over development.

What is the definition of an affordable house? Presumably the cost must relate to the wages paid locally.

The dispersal of rainfall following the construction of the houses and car parking will increase the flow into the stream and greatly exacerbate the already unsatisfactory position regarding potential flooding.

The construction of rainwater holding tanks, if such things exist, will be a severe additional cost to be borne by the developer.

If the east side of OS 2986 and possibly the garden in OS 3679 are to be designated as car parking for up to eighty car spaces this will take a lot of land and create a potential pollution problem. Particularly if the ground is made up of a permeable base. The car parking spaces will reduce the land available for the affordable houses and market cost houses of which 50% will have to be affordable or South Hams District Council will be in breach of its policy for affordable housing.

There is an ideal site at Shorts Cross, known as the cricket field. It has excellent access off the public road leading from the bypass down to the village, is almost level and would be an extension of the existing housing development in that area. The infrastructure costs would be much lower than the proposed Millhay/ Millfield, site.

It is questionable whether increased traffic near the bus stop where the schoolchildren congregate in the morning is appropriate.

Homefield site.

Have highways been consulted over this grim proposal? Will the access be on the very dangerous bend with single lane traffic in BOTH directions?

Have photographs of water pouring down the road so what will happen when an off from the site is added?

On safety grounds alone this access is crazy beyond belief.

Do the proposed developers want to ruin this lovely village with totally inappropriate development at a density greatly in excess of the SHDC recommendations.

Please take this and all other objections VERY SERIOUSLY.

Yours faithfully

G A Seager Berry (Mr)

RECEIVED
28 JUN 2010

SA/0312

24/6/10.

To.
South Hams District Council.

Dear Sir/Madam,

I am writing to express my concern regarding the proposed building of 'affordable housing' in Aucton Gifford.

I live at Old-hull Cottage, Homefield, O7 4LF, which is situated immediately opposite Hullfield, which, I understand is one of the sites chosen.

I believe that this site had previously been suggested but had been turned down because of the likelihood of flooding.

On Christmas Eve 1999 my cottage was flooded to the depth of 3ft. in the kitchen. I had to vacate the premises for 2 wks while repairs and drying out was carried out.

My insurance company had to

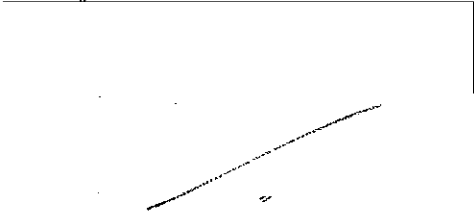
SA/0312

reimburse me something in the region of £38,000, for costs incurred in replacing carpets and furniture and drying out the premises.

In January 2000 my cottage was again flooded. This time it was in the day. I was at home and able, with the help of neighbours to remove some of my furniture upstairs, so that not so much damage was caused.

Am I correct in thinking that site No 2, Homefield, which also surrounds my property has earlier been rejected because of the dangerous exit onto the lane?

Yours faithfully.



Kim Rhodes

SA/0347

From: david davis-berry
Sent: 29 June 2010 12:15
To: Forward Planning
Subject: Forward Planning at Aveton Gifford
Attachments: letter to south hams development 2010.doc

Dear Sirs,

The attached letter is now also sent via the post since I have had trouble attaching it and the map that should be with it and want to be sure of it reaching you

thanks.

D Davis-Berry

29/06/2010

28th June 2010

DEVELOPMENT PLAN FOR AVETON GIFFORD

Dear Sirs,

I am a joint owner (with my wife) of the house known as Homefield. We also own a section of land to the North and to the East of the house.

Two separately owned cottages adjoin our house. One is a second home, and the other, next to the road, is owned by my neighbour, Mrs Parker.

The land on the suggested development known as Homefield (or site 2) is up the hill behind our house and garden, and site 1 Millfield is opposite us.

Generally I am in favour of this proposed mixed development plan, for private sector, and affordable housing.

The speculation on when, where, and how extra houses can be built has been discussed in the village since I moved here over 10 years ago. I first noted Homefield shaded in on your future development framework about 7 years ago. I have been told it was 'shaded in', years before that.

I now hope for a quick resolution of this proposal.

Not knowing if fields behind or in front of us will be built on, is unsettling for residents, and of course affects property values.

I accept that the village must grow a little in order to keep our school, shop and pub viable. The gentle change of houses in the village from the residential, into the second home market, plus the aging population of the village (my wife and I included) puts our local services at risk.

We simply need more houses suitable for younger families to help keep the village vibrant.

I understand that the South Hams Area generally, is in urgent need of affordable homes for this group, and has fallen behind in facilitating their being built.

This plan using sites 1 and 2, offers land for this purpose and that helps the village to form a neat sort of circle around the shop, village hall and school.

Here is a workable plan with land available and deliverable. The farmer is willing to sell the fields and we are willing to sell some land, and to work with developers to help get it right, and off the ground quickly.

As you can see I am not a NIMBY, but obviously there must be some considerations to us at Homefield when the scheme gets the go ahead.

The scheme manifestly changes the nature of our property.

At the moment we are sort of the last house to the North of the village and our gardens here offer a 'green' line along the banks of the stream, visible from the road. The field opposite (Site 1, Millfield) has always been a green field with a few sheep on it, not really visible from the rest of the village, but certainly visible from our house. Further up this field a line of trees stops the view, which would otherwise have the houses of Icy Park looking down on us.

So Homefield has always enjoyed this open aspect and this scheme will change that. Never the less, I support the proposal as shown.

SA/0347

2

I am aware that there are all sorts of difficult issues to solve, from access points to sloping land creating run offs, flood plains, sewage issues, etc. but I don't think any of this will be insurmountable, with the right developer.

I think this new proposal must keep that important line of gardens and green fields along both sides the stream, providing a green aspect to the north of the village. (To build anything here would be building into the area that has had flood problems.)

In the past I was in favour of a plan offered to the village using only the field behind us (site 2) and our field, and I still think that could work. Unfortunately the parish council decided to get the village to vote on the proposal. I know that a surprising, very well organised opposition campaign was got together, persuading people to vote against it at the time. A lot of those who campaigned for a 'no' vote were themselves second homeowners and a lot of these arrived that weekend for the 'vote'. But of course I do accept some of the points that were put forward, and it would have suited Homefield very well to have the new houses behind us, not in front.

Very few sites are ever perfect, especially in this hilly area.

This new plan spreads the housing out more, and so perhaps will look better in this area of ONB. It will not look better from our windows, but that probably is the price to pay to help the village survive.

The village is also in need of a new Hall car park, and I understand there are moves afoot to incorporate this within the development on site 1 (Millfield).

Once again I will be in favour. This village is in dire need of extra parking. The refurbished Hall, if it is ever to be viable as a venue, needs new car parking, but being placed opposite Homefield, this will also take its toll on our open country outlook.

In supporting this new proposal I hope that we also will be given the chance to 'develop' our land, and be part of the whole picture. Not least so that we can have an input to plans when they are developed to help preserve the character of AG..

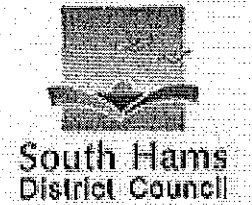
Can I urge planners now to bring this issue to a speedy conclusion. Houses are needed. Here is a site. Developers/builders desperately need work. More procrastination is not helpful.

I am available at home to discuss this with any officers that may like to follow up on any of my points.

Yours sincerely

David Davis-Berry

(Attached map)



Comment

Consultee Mr Mike Newing (442767)
Email Address
Address

Event Name Rural Areas Site Allocations DPD
Comment by Mr Mike Newing
Comment ID 43
Response Date 28/06/10 13:40
Consultation Point 6.61 Paragraph ([View](#))
Status Submitted
Submission Type Web
Version 0.1
Legal compliance

Do you consider the DPD is legally compliant? Yes

Soundness

Do you consider the DPD is sound? Yes

Unsound

Do you consider the DPD is unsound because it is not:

Reasons for compliance and soundness

Please give details of why you consider the DPD is not legally compliant or is unsound, or if you consider the DPD to be legally compliant and sounds, please also use this box to set out your comments (please be as precise as possible).

During a village consultation in July 2009 a proposal for 30 houses on the area known as Homefield was rejected on the grounds of access, high skyline, flood risk and cramped development, among other issues. In January 2010 a proposal to develop Millfield and Barnfield, (land to the north of Millfield), was broadly supported during a further village consultation. Several reasons were put forward as to why this second proposal was preferable to the first, which I am sure you have on record. I do question why, in its wisdom South Hams has chosen again to go against the wishes of the people in Aveton

Gifford and recommended Homefield as its chosen site along with Millfield, for no obvious reason. Are there other issues at play here, like the cost of the land; development costs, and are the council putting the interests of the developers et al before the interests of local electors? As with all issues of planning, I guess hidden agendas are par for the course, but it would be refreshing if we could have a proper explanation of the decision to again include Homefield as a potential site, especially given how Barnfield provides such better access, and as such would have less impact on the village during the development phase. I accept that Homefield does represent an additional development site at some time in the future but at this stage I feel it is the wrong one.

Participation at oral part of examination

It is important to note that written and oral representations carry exactly the same weight and will be given equal consideration in the examination process.

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? NO, I do not wish to participate at the oral examination

Kim Rhodes

SA/0352

From: David Reburn
Sent: 29 June 2010 12:40
To: Forward Planning
Subject: Affordable Housing in AG
Attachments: Propped AG Plan 06-10.doc

AFFORDABLE HOUSING - THE PROPOSED SITUATION FOR AVETON GIFFORD.

Dear Sir/ Madam,

PLEASE SEE THE ATTACHED for our views, which we wish to register, concerning the proposed sites at Aveton Gifford.

With Kind Regards,

Jonathan A Reburn & Fay A Buckle

29/06/2010

28 June 2010

Dear Sir/Madam,

AFFORDABLE HOUSING IN AVETON GIFFORD

We have been asked to comment on the proposed situation for Aveton Gifford. Our initial view is that the proposal is lacking in any economic and technical consideration, and avoids environmental issues. Further there are inconsistencies within the plan itself.

Let us make some observations on flooding which can be a major problem for 'Millfield' and 'Homefield'. In the past ten or twelve years the cottages and buildings in the 'Homefield' area have twice been flooded. Private funding has been used to provide some protection, but the possible loss of the protection given by the floodplain in Millfield will only exacerbate the situation. (The lower part of 'Millfield', which is opposite the bottom of our garden, does flood when the stream is high). Apart from floodwater coming down the stream the situation is worsened by the Council channelling all the road surface water, from the church down, through pipes and a grill into the stream at the bottom of our garden immediately north of the road bridge.

The basic problem is that the road bridge, with its inadequate, misaligned and differing bore, and the raised roadway, effectively act as a dam allowing an effective mini reservoir to build up. This would worsen without the floodplain (Millfield) and with greater off-flow from building sites.

In July 2009 the village rejected 'Homefield' as a possible site for development. One important listed reason was "Increased flood risk". This 2010 proposal reports only "Minimal flood risk", despite the flood risk having increased by including 'Barnfield'. Hardly logical.

The practicable, environmental and economic viability of developing the beautiful steeply sided valley overlooking Aveton Gifford is unlikely and doubtful at best. It would certainly be most obtrusive and highly visibly to very many people in the village, without any natural or immediate possible screening.

A few extra points are:-

1) The proposal states "Access possible from the lay-by above AG". But this access takes you into 'Barnfield' which is specifically not included in the proposal!

2) The proposal would have pedestrians exiting from 'Millfield' directly onto the sometimes busy AG main road (which would be busier if the proposal went ahead) near a blind corner. Crossing to the pavement on the other side would be hazardous.

3) Who in the village is going to drive a quarter of a miles out of the village, up a dismal steep and narrow hill, in order to park their car and then walk a few hundred metres back home?

(We think the Parish Council should reconsider using the area across the stream immediately opposite the Memorial Hall for the extension of the existing parking area).

4) To fully utilise both 'Homefield' and 'Millfield' would require the construction of a road bridge across the stream between the two sites; expensive, noisy and obtrusive.

5) How can 30 affordable houses be viable on a difficult proposed development such as this?

We hope these comments will be helpful in you considerations. Overall we are not supportive of this 2010 proposal made by Aveton Gifford Parish Council.

Yours sincerely,

Jonathan A Reburn
&
Fay A Buckle

SA/0419

Kim Rhodes

From: Stephanie MacLean-MacTaggart
Sent: 29 June 2010 23:02
To: Forward Planning
Subject: Provisional Local Development Framework Document
Attachments: affordablehousing270610.doc

Dear Sirs,
Please find attached my comments on the proposed plans for Aveton Gifford.
Yours faithfully
Stephanie MacTaggart

Get a free e-mail account with Hotmail. [Sign-up now.](#)

32/0419

FORWARD PLANNING TEAM
SOUTH HAMS DISTRICT COUNCIL
FOLLATON HOUSE
PLYMOUTH ROAD
TOTNES
TQ7 5NE

27th June 2010

Dear Sirs,

Re:
Local Development Framework Proposal for Aveton Gifford

Aveton Gifford is a "sustainable village" as it has a shop, a school, a pub and a church. As a community we realise that in order to maintain our sustainable status, our green and leafy village will have to expand a little. The dilemma is how to achieve this with minimal disturbance to the existing residents and the local environment. Aveton Gifford is situated in an area of outstanding natural beauty close to the Avon Estuary. We have significant flooding and nature conservation/wildlife issues as well as the needs of a local oyster farm to consider.

In July 2009 a Village Consultation rejected "Homefield" as a possible site for development

1. Very poor visibility/unsafe access onto a narrow, winding road already over used by local traffic
2. Highly visible sky-line development
3. Limitation to views of the church – currently stunning
4. Increased traffic in the centre of the village
5. Increased risk of injury at the bus stop by Tree Corner – the main point of congregation of Kingsbridge Community College students each morning

The proposal for 30 new homes under discussion at the time was thought to be a cramped over development of the site and there

were concerns that this density of housing would increase the flood risk

In January 2010 a second Village Consultation supported the potential development of "Millfield" PLUS "Barnfield"

1. Access possible from the lay-by above Aveton Gifford – minimising the need for access roads
2. Minimal changes to traffic in the village centre
3. Minimal disturbance to existing residents
4. Part of the site could be developed as a car park, giving badly needed extra parking. There is insufficient parking for residents currently and further spaces will be required once the hall refurbishment project starts
5. The walkway to the village centre could also be developed as an additional play/recreation area plus nature walk
6. If developed sympathetically – the flood risk would not be increased.
7. Ample space for development, design proposals to include a mixture of affordable & market housing. We have also discussed the possible inclusion of a small industrial estate at the northern edge of the site

In view of these discussions I would request that you change the plans proposed for Aveton Gifford in line with the village consensus, to include "Barnfield"/"Millfield" and to exclude "Homefield".

Yours faithfully

Mrs S G MacLean-MacTaggart
Aveton Gifford Parish Councillor

SA/0423

Kim Rhodes

From: amanda Sinclair
Sent: 29 June 2010 21:36
To: Forward Planning
Subject: Fwd: Affordable Housing Aveton Gifford -

----- Forwarded message -----

From: amanda Sinclair
Date: Tue, Jun 29, 2010 at 7:38 PM
Subject: Affordable Housing Aveton Gifford -
To: forward.planning@southams.gov.uk

The Forward Planning Officer
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE

29th June 2010

Dear Sir/Madam

Proposed Development in Aveton Gifford – Millfield and Homefield Sites

Once again I wish to object **in the strongest possible terms** to the proposed site for the building

30/06/2010

of no less than thirty new houses in Aveton Gifford on exactly the same grounds as before:

1 The decision to use this site was made by the Parish Council (and not it seems, the majority of the village) on the assumption that fifty percent of the houses would be affordable. I do not believe that it is remotely possible to achieve this goal in view of the inevitably high infrastructure costs of developing such an unsuitable site.

2 Poor and unsafe access onto narrow bending roads is also a contentious issue. I cannot see how safe and easy access will be acquired without carving up the entire north end of this area which is on the borderline of an Area of Outstanding Natural Beauty.

3 Any development on these sites would be highly visible from most directions.

4 The subsequent increase in traffic through in the centre of the village, along with the inevitable flouting of speed restrictions would be unacceptable. This in turn increases the risk of injury at the bus stop by Tree Corner where children bound for Kingsbridge congregate in the mornings in large numbers.

5 The proposed sites are on a well known flood plain with a history of flooding. Any development on this extremely steep site would, without question, increase the amount of surface water, and holding tanks are expensive to build and to maintain. We already have an overloaded sewerage system in the village and enlargement of this would also incur vast expenditure. Flooding of adjacent properties may raise legal issues.

6 Total over development of these two sites by cramming thirty houses into an area which is clearly not suitable for the purpose.

I still maintain that the cricket field adjacent to Icy Park would a realistic alternative for the development of affordable housing, and also has I believe, the same landlord. It is almost level, has excellent access for vehicles and could be connected to the existing water/sewerage framework in Icy Park. Development would be more immediate. I suggest that you do not waste a moment in investigating this possibility. Whilst I appreciate that the village has a thriving cricket club, an alternative site for that could be found.

Yours faithfully

Amanda Sinclair

Kim Rhodes

SA/0429

From: Annette Codner
Sent: 29 June 2010 14:17
To: Forward Planning
Subject: The Proposed Situation for Aveton Gifford

Dear Sir or Madam,

My name is Annette Codner; I am 19 and have lived in Aveton Gifford all my life, so have my Grandparents and Parents. I am writing not to oppose the planning put forward by the District Council, but to ask/ offer my opinion on the matter of the Proposed Situation for Aveton Gifford. Many older residents in the village may oppose the matter of the houses being built, but as a person of the younger generation, I feel we should be encouraging developments like these.

I am writing to ask that the proposed 30 houses to be built in the spaces allocated by the Council be affordable houses that first time buyers/ renters/ part buy-part rent can afford. Finishing my studies at University in Plymouth (training to be a Primary School Teacher) in 2 years time, I will be looking for places to rent possibly part buy-part rent and at a push buy, and would love to reside in Aveton Gifford and look forward to raising my children there just like my Grandparents and Parents have done. Not only is the link to Aveton Gifford important but the fact that the village is in a prime position to travel with most places being within easy access.

The houses need not be grand, with 1-2 bedrooms, a bathroom, a sitting room and kitchen being adequate for the needs of first time buyers. Having a vast amount of Green for children, adults and animals to roam around makes up for the fact a small garden could be offered.

My second ask is that the houses be sold to 'locals only' not holiday makers that only live in the houses for a few months of the year at any given point as I feel this is what is happening to many houses/ flats in the village with many village makers being grateful that the houses are affordable.

I hope that as a young person who will in a few years be looking to step onto the property ladder, my views will be received gratefully, and taken into consideration when planning and developing the Proposed Situation in Aveton Gifford.

Kind Regards
Annette Codner

Get a new e-mail account with Hotmail - Free. [Sign-up now.](#)

30/06/2010

Kim Rhodes

SA/0430

From: Jocelyn Ponting
Sent: 29 June 2010 14:35
To: Forward Planning
Subject: housing in Aveton Gifford

I am sorry to be close to closing date but have been on holiday.

I have been lived in the area 52 years and taught in the area and farmed here also. Went to school as did sons in Aveton Gifford.

Perhaps 2 years ago I voiced the opinion that the layby near Icy Park would make an excellent entrance to a small housing complex in the field that adjoins this. It was suggested that it was too steep BUT I know that in life and PC we do not get what we do not ask for.

I was on PC years ago when our by pass was under discussion and the proposal was to bring it through the village playing fields we were told then we would have to accept as other routes would be too expensive. A small number of us argued until an alternative route was presented which we got. Praise be.

I ask that the layby is entrance road which 'weaves' through and comes out near the bridge over the stream known as Parson's Brook. There should be some communal open green spaces and tree planting to help the impact for those living nearest and parking.

The need for cheaper rented accommodation is great in this area and I wonder if a group of houses could be built, say four well designed as a sort of block, with a shared garage and utilities room with commercial washing machine or room for each to have their own machine. Each to have own small garden and an allotment type of veg cut in four. I believe building costs would be less.

All roofs (can't spell it) could be photovoltaic cells, water saving devices etc etc.

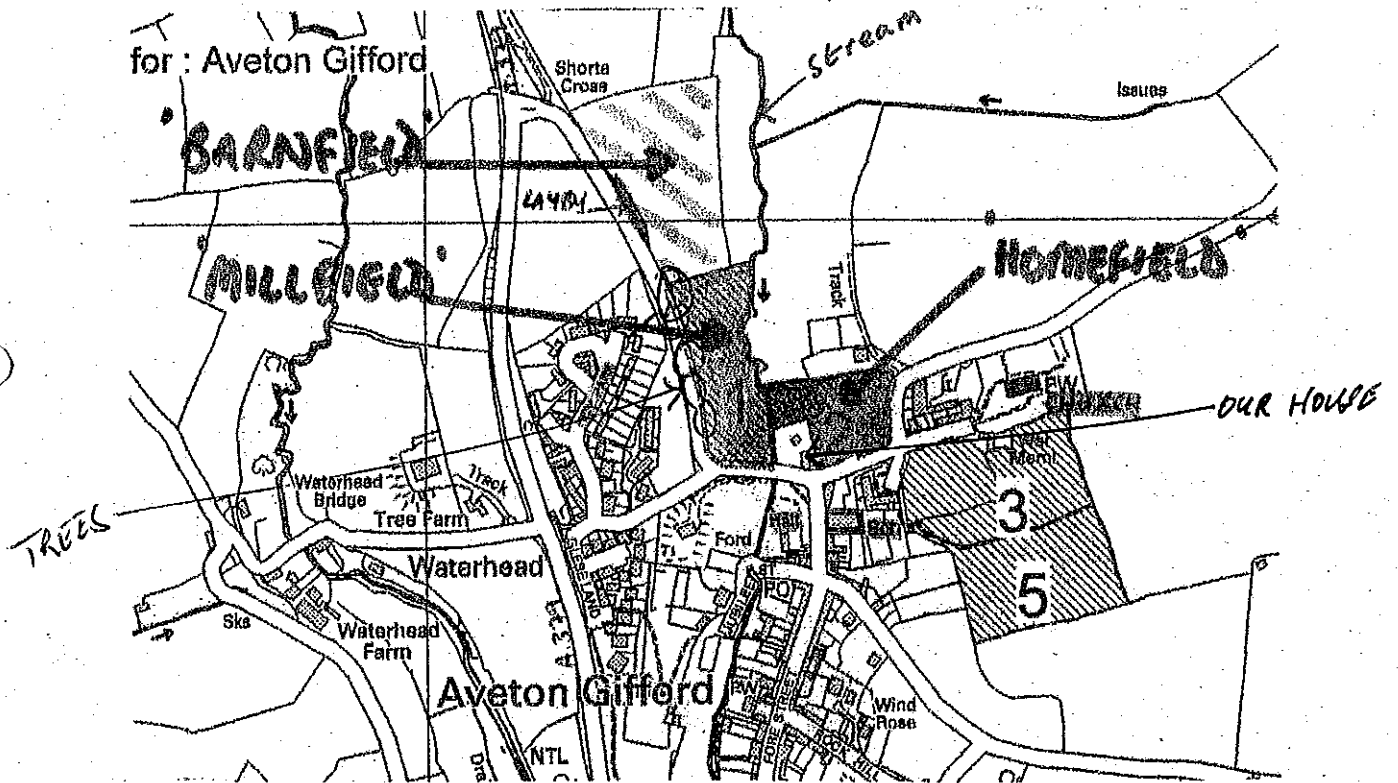
Come on SHDC carefully plan a fantastic group with affordable rent for our village.

The site with Icy Park so near will really work.

Jocelyn Ponting PS hope this makes sense

30/06/2010

THE PROPOSED SITUATION FOR AVETON GIFFORD



IN THE NEW LOCAL DEVELOPMENT FRAMEWORK DOCUMENT
Residential development is proposed to include

- About 30 Dwellings
- Footpath access to the village centre with enhanced village parking.

THE SITES CHOSEN ARE MILLFIELD (1) AND HOMEFIELD (2)
BARNFIELD is NOT included

SA/0484

Jenny Farmer

From: Davis-Berry
Sent: 30 June 2010 23:57
To: Forward Planning
Subject: Affordable Housing in Aveton Gifford

Dear Sirs

In principle, I support the need for some affordable housing in Aveton Gifford and the relaxing of planning restrictions for the Millfield(1) and Homefield(2) sites.

However, please note that:

1. My preference is for a small phased development of no more than 15 houses on the Homefield(2) site. If additional housing is still considered necessary, a second phase could then be built on the Millfield(1) site.
2. Aesthetically, I think that the village green area should be maintained and continue on the left bank of the stream, with housing on the right, as in the rest of the village.

Yours faithfully

Rosalind Davis-Berry

RECEIVED
- 1 JUL 2010

Dear Sir/Madam,

Below is my ~~sum~~ submission for the new Local development framework for the village of Aveton Gifford. I want to see the village grow at a reasonable and sustainable rate over the next few years.

I am opposed to site 2 - 'Homefield' for housing for the following reasons:-

1. Unsuitable, unsafe access onto a narrow bend.
2. Putting increased traffic onto an already dangerous piece of road.
3. Visibility of development
4. Would produce a cul-de-sac development which would not integrate well into the village

I am in favour of site 2 ~~at~~ 'Millfield' plus 'Barnfield' for housing, car parking, business units and play and recreation facilities because:-

1. Access is good, with good access to main road avoiding ^{narrow} village centre

2. Would continue line of village without dominating the skyline, linking well with village

3. Pedestrian links with village would allow for good integration as part of the community.

4. Car parking, badly needed by the village could be accommodated on the area unsuitable for housing.

5. Minimal disturbance to existing residents during development work and into the future.

6. These two fields would allow village to develop over a period of time to give housing, employment opportunities, car parking and recreation areas.

I have been disappointed and feel let down by not being able to register these comments on-line despite repeated attempts

Yours sincerely