

SA/0017

**Jenny Farmer**

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**From:** CRAIG MCARDLE  
**Sent:** 16 May 2010 17:26  
**To:** Forward Planning  
**Subject:** Local Development framework;Site Allocations Development Plan  
**Attachments:** LDF-Feedback.docx

Please find attached our feedback on the Site Allocation Development Plan, and in particular the Rural Area Site Allocation in relation to Avonwick

Regards

17/05/2010

Date; 16<sup>th</sup> May 2010.

Dear Sir/Madam

**Re; South Hams Local Development Framework - Site Allocation Development Plan - Rural Site Allocation (Avonwick)**

We are writing to provide feedback on the proposed development at Avonwick.

**1; Proposed Location**

The proposed development will undoubtedly have a negative impact on the character of the village. South Hams own report clearly identifies Avonwick as an Area of Outstanding Natural Beauty. As you are no doubt aware AONB are "Areas designated by the countryside agency under the national Parks and Access to the Countryside Act 1949 as being of **national importance** for their natural beauty including flora, fauna, geology and landscape, which should be **conserved and enhanced**". Is such a development really going to conserve and enhance an AONB? We think it is strange that once identifying Avonwick as an AONB, South Hams District Council are considering building on green spaces in an area without adequate infrastructure and crucially when there are Brownfield sites nearby and there is also the major development at Sherford. As well as wanting to develop on an area of outstanding natural beauty the proposed development will represent a loss of agricultural land. Again this seems a strange decision when Government's are now talking about ensuring food sustainability for the future.

A further impact on the environment would be the fact that an additional 30 families would have to commute several miles to supermarkets, leisure centres, primary and secondary schools etc. This would surely increase Avonwick's carbon footprint at a time when we are all being exhorted to reduce it. Again this proposal flies in the face of agreed policy.

**2; Lack of Infrastructure**

We are not sure of the exact number of houses presently in Avonwick, but would guess that this development of 30 houses would see the size of the village grow by 20%. As your own Sustainability Threshold Assessment notes all the sites in Avonwick already have "limitations in access to a range services and facilities" There is little infrastructure in the village to support such a development and there are certainly no schools or supermarkets, or leisure facilities for children or young people.

Building up the village in this way will invariably lead to problems. Developments of houses clustered together without facilities to support this have a track record of increasing anti social behaviour, crime and nuisance. As you concede in your STA Avonwick clearly does not have the facilities and there are no proposals other than a "village hall" and "footpath". Hardly a ringing endorsement that the necessary infrastructure will be forthcoming. On a further connected point growing the village in this way without schools or supermarkets will increase traffic. The quality of the roads both in Avonwick and the surrounding areas are already poor and this will put another strain on them.

### **3; Quality and Objectivity of STA.**

Having considered your STA matrix we are at a loss that when considering the area of "Protected Landscapes" you can colour code this as yellow. You identify the site as an AONB but you believe that by building 30 houses on the land this will have "limited adverse effect" At the very least it would have according to your criteria have a "significant adverse effect". Such conclusions that you have drawn question the whole objectivity of the assessment.

To conclude, whilst we accept there is a need for additional housing within the South Hams, this proposal goes against common sense and agreed policy.

- It will damage an area of outstanding natural beauty
- The development would be in an area without adequate infrastructure
- The development would have a negative impact on the environment and goes against the drive to reduce CO2
- It represents a loss of green space and agricultural land

We do hope our views will be heard and taken into consideration.

Yours faithfully,

Mr and Mrs McArdle