

Public Consultation events at Chudleigh Knighton Village Hall on 4th October 2017 and Hennock Village Hall 5th October 2017

The 2 consultation events were held to gain information about public opinion and local housing need relating to 2 possible sites in the parish of Hennock, 1 in Chudleigh Knighton and 1 in Hennock village. Plans of both sites were available on display boards within the halls. Staff from Teignbridge District Council, DNPA and Devon Communities Together were also present across both events.

Staff available to answer questions were:

- Mary Ridgway (Housing Enabling Officer, Teignbridge District Council)
- Amy Luxton (Housing Enabling Officer, Teignbridge District Council)
- Graham Davey (Teignbridge District Council)
- Janice Alexander (Rural Housing Enabler for Devon Communities Together)
- Alex Gandy (DNPA Forward Planning Office)
- Chloe Thomas (DNPA Forward Planning Office)
- Chris Hart (DNPA, Acting Head of Planning)
- Several members of the Parish Council also attended at various points during both consultations

The first event at Chudleigh Knighton was well attended with 47 individuals visiting the hall at some point during the afternoon.

The second event at Hennock was less well attended with 20 individuals visiting the hall. This is not surprising as the village of Hennock has a far lower population than Chudleigh Knighton and the site is smaller and less contentious.

Feedback forms were offered to all those who attended the 2 consultations. These asked questions about the support for the 2 sites, support for affordable housing generally, interest in self-build and general comments.

The consultation material and feedback forms were also published on the Parish Council website for 1 week after the events with comments to be submitted to Teignbridge Housing Enablers by 13th Oct. Several feedback forms were submitted either by post or e-mail as part of the 54 forms analysed.

1. Responses

1.1 Number of forms returned

54 completed forms were returned and analysed.

1.2 Parish of Residence

All but 4 of the respondents live in the parish.

- 1 lives in Paignton
- 1 lives in Newton Abbot
- 1 lives in Cornwall
- 1 lives in Chudleigh

3 of the above have family connections to Hennock parish or grew up there.

1.3 Need for affordable housing in the parish

- 33 people agreed that there was a need for affordable housing in the parish
- 13 people disagreed that there was a need for affordable housing in the parish
- 1 said possibly
- 7 did not answer the question

1.4 Interest and support for Self-build

- 35 people stated they would support an affordable self/custom build project
- 10 people stated they would not support an affordable self/custom build project
- 9 people were interested in getting involved in an affordable self/custom build project and left contact details.

2. Support for Sites

Hennock - Site A

2.1 Support for site

45 people answered Q4a which asked if they supported development on this site.

- 34 supported the site.
- 11 did not support the site.

2.2 Number of homes

Respondents were asked how many homes they would support on the site. Of those who answered:

- 6 would support less than 4 homes
- 25 would support 4 - 6 homes

2.3 Comments about Hennock site

Only 4 comments related directly to the Hennock site :-

1. Existing houses and average house price in Hennock too high and council houses don't come out often enough or at right time. Prefer water tight shell, can finish off with own and friends tradesperson skills. Property needed ASAP.

2. Site is in a prominent position - the first buildings you see as you enter the village. With the opening of the campsite, traffic is getting busier - we do not need more cars added to our small lanes with parking at a premium. There is no shop within walking distance either.

3. Traffic coming in and out of Hennock also down to Dunley X woods needs reduced speed limit from 5 lanes into village.

4. Already affordable housing in Hennock eg houses for £169,000 and 3 bed for £185,000 been on sale recently, taking 12 months to sell. There have been houses for local people to buy. The proposal is based on private agendas. No shops or services which are a requirement due to new builds in the planning guidelines for this type of scheme. Plus traffic - lanes can't cope!

There were 3 further positive comments from people who had had to move away from Hennock or who have immediate family there and would like to move back and one from a person who is already on the DNPA register and hopes that the development will go forward ASAP

Chudleigh Knighton - Site B

2.3 Responses

48 people answered Q4b which asked if they supported development on this site.

- 27 people supported the site.
- 20 people did not support the site.
- 1 person said they may support the site depending on the final plans.

2.4 Number of homes supported

Respondents were asked how many homes they would support on the site. Of those who answered:

- 15 would support less than 10 homes
- 11 would support 10 - 20 homes
- 10 would support 20 - 30 homes
- 3 would support 30 - 40 homes

2.5 Comments re Chudleigh Knighton site

There were a total of 32 comments related to the Chudleigh Knighton site or to additional housing in Chudleigh Knighton.

These comments fall into 3 main categories - those who are against the site or additional housing in Chudleigh Knighton, those who are for the site and neutral comments relating to design, need, infrastructure and other concerns.

- 16 comments were from people who were against the site or affordable housing in Chudleigh Knighton.
- 12 comments were from people who were in favour of the site.
- 4 comments were neutral. Three spoke of too high a percentage of OM housing and all made design suggestions such as green energy, playground, flats required, all social rent, and accessibility.

Most of the comments were very detailed and contained a number of different points on different aspects of the plans. The main concerns that people had about the site have been broken down into categories in the table below.

Category	No. of points raised	Details
Traffic / parking / access	13	Most were worried about the extra vehicles that would be using the development, the vehicular access to the site and danger to children from extra traffic. Also current congestion in the centre of the village would be made worse. Several people mentioned Bradley Bends and the already increased traffic from that development. 4 people felt that the construction traffic could cause danger for children playing outside. 3 people were concerned about parking problems at Apple Tree Close with more vehicles.
Flooding/drainage/ sewerage	4	All felt that the building of the current homes at Apple Tree Close had caused flooding problems and this would be exacerbated by new homes being built and 1 felt that these homes would also affect sewerage and drainage.
Size of scheme and type of homes	12	3 felt that there are too many houses already in Chudleigh Knighton, 2 felt that the scheme is too large, 3 felt that the need is for smaller 1 or 2 bedroom homes including flats, 2 stated that homes should be sustainable, 1 felt that the percentage of OM housing is too high. 1 said design was very important to fit in with rural village.
Children	10	4 people felt that a crossing/bridge was needed for children. 1 person felt that a new playground should be provided as part of the development. 5 people felt that the school at Chudleigh Knighton did not have capacity for any more pupils.
Anti-social behaviour	3	3 people felt that more affordable housing would bring problems with anti-social behaviour and would lower house prices.
Allocations	6	6 people stated that the homes at Apple Tree Close had gone to people from outside of the village as they couldn't be filled with people with local connection, this was linked to the request for smaller 1 and 2 bed homes to meet the local need as per the housing need survey.
Infrastructure	3	3 people felt that the infrastructure of the village could not cope with a new development - no shops, no doctors, no Police.
Need for Affordable Housing	8	8 people responded positively and stated that they had a need for affordable housing in the parish. 3 grew up in the village and wished to move back, 3 were particularly interested in self/custom build, 1 is already registered on Devon Home Choice and 1 has a tenancy ending shortly.
Sustainability	4	4 people wanted the homes to be built to a high level of sustainability i.e. solar panels, low energy.
Elderly/accessible	4	3 people would like to see accessible homes for elderly people including downsizers.
General	4	1 person stated brownfield sites such as the Anchor Inn should be used rather than greenfield sites, 1 person complained that the site is outside of the BUAB, 2 residents of Apple Tree Close were concerned that the new shared ownership properties would not have the 80% staircasing restriction which would affect the re-sale of their homes.

3. Any other sites

Respondents were asked for suggestions for any other suitable sites in the parish. The following suggestions were received:-

- Adjoining field
- Anchor Inn
- Dunley Lodge, TQ13 9PW
- Main road into Hennock

4. General Comments re housing in the parish

More general comments were received about housing in the parish which did not relate specifically to either site.

- Concerns that open market homes would be bought to rent out at high rent levels - 1 response
- Bats in area - 1 response
- In favour of village population being bigger - 1 response
- Council should buy empty homes or homes for sale rather than build more - 1 response.
- New developments at Bradley Bends, Bovey and Kingsteignton more than enough - 2 responses.

5. Summary

5.1 Hennock Site A

The majority of people supported this site and only 1 negative comment was received about the location of the site itself. 25 people out of the 31 who answered the question would support a development of 4 - 6 homes on the site.

5.2 Chudleigh Knighton Site B

The site at Chudleigh Knighton was not so well supported. 20 people said they would support the site and 20 would not, with 1 saying it depended on the final plans.

The largest number of people supported under 10 homes (15 respondents) with 11 people supporting 10 - 20 homes and only 13 supporting more than 20 homes.

The vast majority of the comments received raised concerns mainly relating to traffic and parking, size of the site, size, tenure and design of homes, flood risk, affordable housing allocation, infrastructure and anti-social behaviour.

It appears from the comments that those in favour of the site would support a smaller scheme of less than 20 homes, with a higher level of affordable housing, 1 and 2 bed units to meet the local housing need and built to a high level of sustainability. Concerns around access and safety for children during and after the build due to the upturn in vehicles and construction traffic would also need to be addressed. A number of residents of Apple Tree Close are clearly opposed to the development so would have to be handled sensitively throughout the process and kept aware of developments as comprehensively as possible.