

# **Teignbridge Local Plan (Part 3) 2020-2040 Review**

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## 1.0 Introduction

This document is Hennock Parish Council's response to the 'Teignbridge Local Plan 2020-2040 (Part 3) Review'.

As a Parish Council we have considered the small residential site:

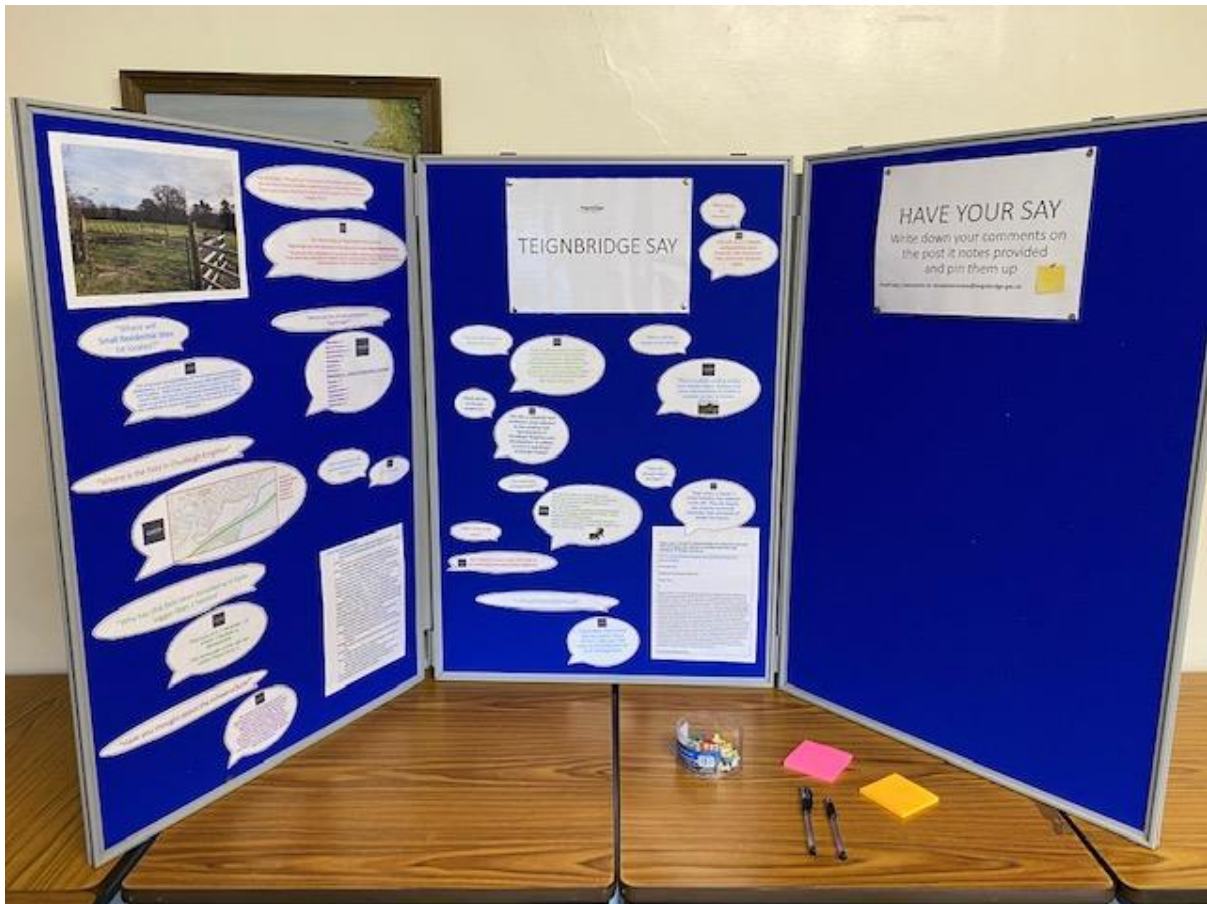
**Field off Knights Mead, Chudleigh Knighton, TQ13 0HG**

**Hennock Parish**



## 2.0 Public Consultation Information Event

From Friday 10<sup>th</sup> December – Monday 13<sup>th</sup> December inclusive Hennock Parish Council held a covid secure public consultation information event in the downstairs Garden Room at Chudleigh Knighton Village Hall; B3344, Chudleigh Knighton, Newton Abbot TQ13 0HJ.



The information boards contained all the information regarding the proposed small residential site in Chudleigh Knighton as stated on the Teignbridge's website here:

<https://storymaps.arcgis.com/stories/338dcef0a9d44ddb0a3c7a49701efd0>

The consultation information event was advertised via the following methods:

- Our Facebook Page <https://www.facebook.com/hennockparishcouncil/>
- Village Facebook Page <https://www.facebook.com/groups/142068589968644>
- Village Notice Boards and other prominent locations
- Leaflet drop to all residents (651 houses) – please see leaflet that was distributed within the Knighton News, the local newsletter
- On the Hennock Parish Council Website <https://www.hennockpc.org.uk/localplanreview>

Hennock Parish Councillors were available at the following times during this Drop-In Event

<b>Friday 10<sup>th</sup> December</b>	
10am – 12 noon	Cllr Graham Tully
1pm – 3pm	Cllr Kate Willett
6pm – 7pm	Cllr Pete Mc Cullar

<b>Saturday 11<sup>th</sup> December</b>	
10am – 12 noon	Cllr Emma Sueref
2pm – 4pm	Cllr Janette Parker

<b>Sunday 12<sup>th</sup> December</b>	
10am – 12 noon	Cllr Charlie Fisher
2pm – 4pm	Cllr Janette Parker

<b>Monday 13<sup>th</sup> December</b>	
10am – 12 noon	Cllr Phil Baker

The village hall was open to the public all day from Friday morning until Monday.

### 3.0 Wider Communication

In addition to our public consultation event, we encouraged all residents within the Parish to comment using the following three methods direct to Teignbridge:

- Fill in Teignbridge's Online Survey, the link to their survey is on our website. <https://www.hennockpc.org.uk/localplanreview>
- Fill in Teignbridge's Paper Questionnaire. Copies available in the foyer of Chudleigh Knighton Village Hall and at our Drop In information sessions. Friday 10<sup>th</sup> December – Monday 13<sup>th</sup> December 2021.
- Email your comments to [localplanreview@teignbridge.gov.uk](mailto:localplanreview@teignbridge.gov.uk)

The above communication methods in which residents could directly communicate to Teignbridge were advertised/communicated to our residents via the methods as outlined below. We aimed to ensure that all the required information was accessible to all to encourage as many people to comment as possible.

- Information on the leaflet which was distributed to all residents of Chudleigh Knighton within the Knighton News Newsletter.
- Verbally to visitors at the public consultation event
- On the Hennock Parish Council website <https://www.hennockpc.org.uk/localplanreview>
- Noticeboards around the Parish
- Our Facebook Page <https://www.facebook.com/hennockparishcouncil/>





## 5.0 Analysis of comments regarding Field off Knights Mead, Chudleigh Knighton

There were 52 comments on post-it notes in total for this proposed site, these have been categorised as below. Please note many post it notes contained comments on several areas.

<i>Areas</i>	<i>No of Comments</i>
<i>Ecology and Landscape Impact</i>	<i>14</i>
<i>Heritage</i>	<i>2</i>
<i>Land Use (including sites and agriculture)</i>	<i>3</i>
<i>Housing (including affordable housing, custom homes)</i>	<i>4</i>
<i>Active and Sustainable Travel</i>	<i>3</i>
<i>Highways</i>	<i>25</i>
<i>Employment and Economy, including town centres</i>	<i>0</i>
<i>Infrastructure (including healthcare and education)</i>	<i>8</i>
<i>Anything else</i>	<i>14</i>

We had a substantial input from within the Parish to this consultation.

In isolation, the majority of comments/feedback received consider that this development will have a negative impact on the Parish. We did receive verbal feedback that was more positive in relation to this proposed development, when considering the other options for the village of Chudleigh Knighton.

There was some concern about the listed building setting of 'Teign Lawn' and the further potential impact from this proposed development.

The majority of the concerns were in regards to highways and also the environmental impacts. Most significantly the flood plain, the SSSI, loss of wildlife and pollution.

If this development was to come forward, we would like to see the below in addition to the site requirement as set out by Teignbridge.

- Safe walkways and cycle routes into the village
- Pedestrian crossing/safe access for children to the school/ existing play area
- Increased social and affordable housing,
- An alternative access or better visibility of existing access as children play in the cul-de-sac
- We would like to define the local public open space and children's play-area on site, we would like space rather than play equipment
- Appropriate ecology surveys for protection of the SSSI and suitable buffer to development (hedge/Tree etc)
- Increased amount of on-plot parking and electric vehicle charging points to reduce on road parking and future proof the development
- Potential for more allotments

In addition, an Exeter bound A38 junction at the lower end of the village would help to alleviate to pressure of traffic coming through an already stressed 'rat-run' village. This development shouldn't be considered to go into the local plan unless safe highways improvements i.e. a new junction is to be introduced.

## **6.0 Overall Conclusion and Hennock Parish Council Response**

When this site is reviewed in conjunction with the Part 2 consultation which considered four sites in Chudleigh Knighton, our opinion shifts to a more supporting standpoint than stated above.

The previous consultation (Part 2) which considered three sites in Chudleigh Knighton (Land to the rear of Apple Tree Close, Tollgate Farm and Southwest Chudleigh Knighton) concluded that of the two proposed housing sites, we saw Tollgate Farm as the preferred option over Apple Tree Close.

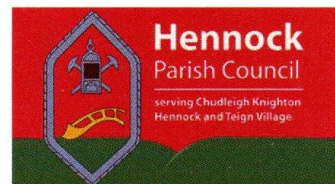
However, of the three proposed housing developments i.e. now including *Field off Knights Mead* also, this one would be the preferred option for any housing development in Chudleigh Knighton.

This development *Field off Knights Mead* is deemed to be safer for our children and an area that has already been 'earmarked' for further development (outside the floodplain).

Therefore, in conclusion, if this development was in lieu of the other two, we would be supportive of this small housing development.

## APPENDIX A

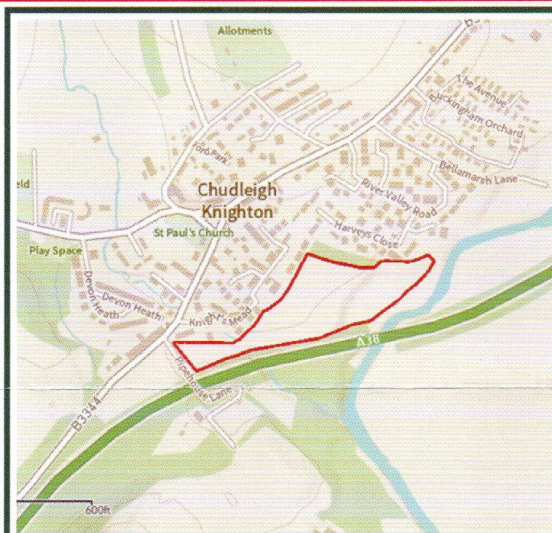
# Henock Parish Council needs your views on: Teignbridge's Draft Local Plan (part 3)



### WHAT IS IT?

Henock Parish Council consulted with you about Part 2 in the Summer, Teignbridge District Council are currently out for consultation on Part 3 of their DRAFT Local Plan for 2020-2040.

### THE PROPOSED SMALL RESIDENTIAL SITE IN CHUDLEIGH KNIGHTON



Following the public consultation stage of Teignbridge's Draft Local Plan Part 2, Henock Parish Council has been informed that the field off Knights Mead has been put forward as a small residential site in Part 3 of their plan.

The Draft Local Plan (Part 3) sets out options for where different types of development could be located. The information included within the plan shows all of the development options that are available for public comment, including:

- potential sites for wind turbines,
- a potential gypsy and traveller site in Ashburton
- potential small residential sites

There is one potential small residential site within Chudleigh Knighton (see map to the left).

Site size of 2.7 hectares of which 1 hectare is developable. The remainder sits within Flood Zone 3.

Potential number of homes 17-24

### HAVE YOUR SAY

You can send comments direct to Teignbridge District Council on their draft plan **BEFORE 24th JANUARY 2022** in three ways:

1

Fill in Teignbridge's online survey, the link is on our website.  
[www.henockpc.org.uk/localplanreview](http://www.henockpc.org.uk/localplanreview)

2

Fill in the paper questionnaire. Copies available in the foyer of Chudleigh Knighton Village Hall and at our drop-in information sessions Friday 10<sup>th</sup> - Monday 13<sup>th</sup> December.

3

Email your comments to:  
[localplanreview@teignbridge.gov.uk](mailto:localplanreview@teignbridge.gov.uk)

### MORE INFORMATION...

**DROP IN INFORMATION – Friday 10<sup>th</sup> until Monday 13<sup>th</sup> December – 'Garden Room' at Chudleigh Knighton Village Hall**

Come and see the plans. Give us your opinions. Pick up Questionnaires. Councillors will be available.

For further information please contact the clerk; Elly Maynard - [clerk@henockpc.org.uk](mailto:clerk@henockpc.org.uk)

More information about the Teignbridge Draft Local Plan can be found on our website:  
[www.henockpc.org.uk/localplanreview](http://www.henockpc.org.uk/localplanreview)



# APPENDIX B FIELD OFF KNIGHTS MEAD

## COMMENTS ON POST IT NOTES

Page 1 of 5

		Ecology and Landscape Impact	Heritage	Land Use (including sites and agriculture)	Housing (including affordable housing, custom homes,	Active and sustainable travel	Highways	Employment and Economy, including town centres	Infrastructure (including healthcare and education)	Anything else
1	A safe site for families? River. Flood Plain. A38									1
2	How will works / trades traffic be accommodated? Parking during the day and driving through a narrow village.						1			
3	Changing Knights Mead into a thoroughfare, which it isn't suitable for						1			
4	Temporary / permanent parking restrictions in the village centre to allow better traffic flow.						1			
5	Light pollution, Loss of wildlife, More traffic, More noise, More demand on public services	1					1		1	
6	Mind the drains from Harveys Close to sewage plant – could be easily damaged									1
7	Destruction of local wildlife habits. At least 2 mature 300/400 year old oaks, home to nesting wood pigeons etc. Light pollution	1								
8	Lack of local infrastructure. Increase car usage – emissions. No shop. No leisure facilities. All travel to work, leisure, shopping by car.					1	1			
9	Dormouse and other protected species in the noted area and green space around. Do not impact these, especially nearby areas, not against housing.	1								
10	Objection if entrance is at northern / northwestern edge. Too narrow, too congested.						1			
11	More traffic through Chudleigh Knighton Exeter bound!! Impact on wildlife. Rural villages being turned into towns.	1					1		1	

# FIELD OFF KNIGHTS MEAD

## COMMENTS ON POST IT NOTES

Page 2 of 5

		Ecology and Landscape Impact	Heritage	Land Use (including sites and agriculture)	Housing (including affordable housing, custom homes, homes to rent)	Active and sustainable travel	Highways	Employment and Economy, including town centres	Infrastructure (including healthcare and education)	Anything else
12	Removing more green space – flora, fauna and wildlife displaced. Houses would be very close to the A38, noise and pollution issues.	1								1
13	Impact on the wider setting of the listed building Teign Lawn.	1	1							
14	Destruction of another wildlife and green area, so further loss of habitats.	1								
15	Include a biodiversity net gain of more than 10%. Protect existing trees and hedges.	1								
16	More pressure on local schools, GPs etc who cannot cope with existing population							1		
17	Building on a known flood plain and resulting in increase water run off so increasing the flood risk not including the increase risk of more	1								1
18	Cumulative impact of 3 development sites + employment site on village. On their own they would be ok but not together.				1					1
19	Current uses of the field – where will that go? Concerns over wildlife and habitats in the field.	1								
20	Knock on effects to more cars – village is already a car park.						1			
21	Access by works (trucks etc) into site / field is very narrow and will have to go on kerb.						1			

# FIELD OFF KNIGHTS MEAD

## COMMENTS ON POST IT NOTES

Page 3 of 5

		Ecology and Landscape Impact	Heritage	Land Use (including sites and agriculture)	Housing (including affordable housing, custom homes, homes to rent)	Active and sustainable travel	Highways	Employment and Economy, including town centres	Infrastructure (including healthcare and education)	Anything else
22	Destruction of trees in the field	1								
23	Too much traffic through small street, already with lots of parked cars.						1			
24	We live on Harveys Close right where the main drains pass through. If the new development joins onto these there is a real danger of overflow. Its happened before!!							1	1	
25	Increased works traffic through an already built up and over busy area – lorries will struggle getting through, increasing the risk of an accident.						1			
26	Parking in the area already inadequate. Up to another 48 cars from 24 homes is an issue. Cars are parking on pavements.						1			
27	Create walking and cycling links to wider village to reduce some car travel.					1				
28	Planning applications for villages should be considered as a whole – can the village cope with potentially another 100 properties – and potentially another 200 cars!			1	1			1		
29	Traffic – speeding already an issue – a serious accident will happen eventually. Parking – already an issue, parking on pavements, no spaces for Candys Cottages residents.						1			
30	Concerned for wildlife in the field and down to the river	1								
31	Traffic volume and speed and on road parking. I already have difficulty crossing the main road.						1			
32	Will all new houses have solar panels and electric vehicle charging? + parking spaces 2 or 3 / household					1	1			

# FIELD OFF KNIGHTS MEAD

## COMMENTS ON POST IT NOTES

### Page 4 of 5

		Ecology and Landscape Impact	Heritage	Land Use (including sites and agriculture)	Housing (including affordable housing, custom homes, homes to rent)	Active and sustainable travel	Highways	Employment and Economy, including town centres	Infrastructure (including healthcare and education)	Anything else
33	Open green spaces a must for peoples mental health over the last 2 years of the covid pandemic yet you want to build on mote of them!	1								1
34	Will the builders include sound barriers or ear plugs to reduce traffic noise?						1			1
35	3 now 4 proposals for Chudleigh Knighton. Unfair. Hennock PC Look elsewhere there are other villages in the parish.			1						
36	Local infrastructure not there to support another 24 + households. Dr surgery can't cope. No dentists, schools.							1		
37	Traffic in Knights Mead already a major issue. I witness near accidents on the bend multiple times per day. More homes would increase risk.						1			
38	Destruction of natural habitat and wildlife. Impact on flood plain – knock on impact of run off. Extra run off. drains	1								1
39	Average 1.5 vehicles per dwelling @24 = 36 3 x 2 or 3 car journeys per day. Nearly 100 car journeys to and from = 200 DO THE MATHS						1			
40	Site so close to A38 bad for health – car fumes etc and unpleasant to live, Knights Mead itself is close enough.									1
41	All the town houses overlooking the field have their living rooms on the floor looking out to the field – no privacy!									1
42	Is it needed when 2 other larger sites already in planning?			1	1					
43	Small area of land next to an already developed site which can't expand anymore anyway. Hopefully they will be in keeping with grade II listed building.		1							



# FIELD OFF KNIGHTS MEAD

## COMMENTS ON POST IT NOTES

Page 5 of 5

		Ecology and Landscape Impact	Heritage	Land Use (including sites and agriculture)	Housing (including affordable housing, custom homes, homes to	Active and sustainable travel	Highways	Employment and Economy, including town centres	Infrastructure (including healthcare and education)	Anything else
44	Access during building through small street with lots of parked cars. Very unpleasant and dangerous for residents.						1			
45	A38 proximity to planned houses is much too close – noise, pollution, safety!						1			1
46	On and off slip roads needed on the Exeter side of the A38 overbridge on Clay Lane. Chudleigh Knighton is used as a rat run to the A38.						1			
47	Area already a flood plain – inevitable flooding will get worse in the future.									1
48	Capacity at CK school is not available – this will further increase school run traffic,						1		1	
49	Access at the entrance to Knights Mead is already restricted / constrained. Not suitable for works traffic or extra houses traffic.						1			
50	How much parking per house?? Need at least 3 spaces. There must be charging point but what about solar panels etc. As part of the development will there be additional slip road to allow access to the A38 at that end of the village?						1			1
51	There is not enough infrastructure – doctors etc and if students over 11 have to go to a different school / college the village will be even more congested. How will the flooding be mitigated?								1	
1452	Housing – how can social housing be protected so that it remains social housing? Are there any plans to protect from 2 <sup>nd</sup> home owners? There are no pedestrian crossings in the village – will these be added to allow students to walk to school?				1		1			
	<b>TOTAL COMMENTS</b>	14	2	3	4	3	25	0	8	14