

Housing Working Group – Tollgate Farm Consultation

The consultation involved both an online survey (running from 14th October – 24th October) and an in-person consultation event (running from 20th October – 24th October).

It was advertised using 30 posters across the Parish and social media posts using Facebook. The posters included a QR code for parishioners to scan on their phones and links to the survey directly.

The consultation event was open from 8am to 8pm and attended by Parish Councillors at different times which were advertised on the poster.

Responses

- Overall – 68
- Online surveys completed – 50
- Surveys completed in person at the consultation event – 18

Results

Question	YES	YES %	NO	NO%
1. Do you support the building of new homes in Chudleigh Knighton?	50	74%	18	26%
2. Do you support the building of homes at the Tollgate Farm Site?	42	62%	26	38%
3. Do you support in principle the development at Tollgate Farm? (E.g. Size, Location, Greenfield, Non-allocated site in Local Plan)	35	51%	33	49%
4. Would the development propose the right number of homes?	32	48%	34	52%
5. Do you want the development to include different types of affordable housing schemes? (e.g. shared ownership, shared equity, affordable housing for rent, discount market homes, self-build and rent to buy)	53	78%	15	22%
6. Do you think the first priority for affordable homes should be a person who currently lives in the parish or has a strong local connection to Hennock Parish?	60	90%	7	10%
7. Is the proposal accessible for pedestrians, cyclists and vehicles?	44	65%	24	35%
8. Is the proposed provision of green space acceptable? (E.g. location, type and size)	38	57%	29	43%
9. Would you live in the proposed development?	29	43%	38	57%
10. Considering Hennock Parish Council has declared a climate emergency, is this a sustainable development?	32	50%	32	50%

Summary of Additional Comments

Theme of Comment	Positive/Complimentary	Negative/Concern	Suggested Improvement	
Addition of bungalows in the development	3			
Scale/Size/Location of the development	1	11	1	Build on just the bottom field (x1)
Appearance/Design	3			
Traffic/Number of Cars/Parking/Speed through village		14		
Access/Links		1	1	Access/Path to Teign View (x2)
Infrastructure Capacity (Schools)		10		
Infrastructure Capacity (Healthcare)		5		
Provision of a green space/play park/recreational area	2			
Impact on the environment	1	6		
Drainage		2		
Impact to Greater Horseshoe Bats		2		
Comments on developer's consultation		3		
Impact on local residents during the construction		1		
Impact on local businesses and employment	1			

Additional Comments from consultation event

- Nice change to have bungalows included in developments rather than the common town house approach.
- This development appears to be well thought through. The houses are well spaced out and the addition of bungalows as well as 2-storey houses is nice. I think this would be a good addition to the village.
- The village would need a 20 mph through it as traffic from this estate would be joining a road where speed is excessive.
- Too many homes on site. Lack of pedestrian links - no pedestrian link to Teign View.
- Infrastructure for Village. At present 1 small shop, school oversubscribed, no doctors, at least 120 cars, not enough parking provision, development maybe too large.
- School Full, Hospitals - can they take any more? Too many cars on road.
- Chudleigh Knighton has already got a serious traffic problem with the sheer volume and speed of cars coming through the village. The road simply cannot sustain another 60 + cars using it.
- How much would a 2 bed bungalow cost? School overcrowding, perhaps a new building for the school or community centre could be incorporated. Bungalows to buy which are affordable!
- Want the development to consider the environment, climate and people's needs. Want significant support for school, transport and improving footpaths and cycleways. Development proposes narrow footpaths. Sustainability aspect yet to be seen. In some ways we have to accept a general need for housing but 60 for our village seems like a lot in one go. Integration may be an issue. I am very concerned about traffic as the bus service is very limited, cycling is difficult with the fast traffic through the village and on the road to Bovey Tracey (no safe direct footpath or cycleway). Our village is not easy for wheelchair or mobility scooter users and could be improved significantly by widening footpaths which would improve access generally.
- Concern about size and scale of development. The village would be spoilt by the scale of the development. Development must be balanced with the requirements of the local area. Types of homes should be dictated

by local need and provision should be given to local folk. First priority should always be to local people. Proposals must be accessible and balance needs of different users. Providing green spaces can never compensate for destruction of green spaces for the development. Support having a recreation area. I would consider downsizing and staying in the village. As environmentally friendly as can be.

- Rain run-off into B3344; Black Ice does from on the road-in damp days water can already be seen running down into the dip in the road which did cause one car to slide and hit the wall on the right of the road (last year?). Loss of wildlife habitat; greenfield sites in the region are disappearing dramatically of late. How long will the building process last from start to finish? Two years? Concerns about disruption to traffic on an already busy road-during and following the building process and when fully occupied-this road should have a 20mph limit right now as there have been some close calls with pedestrians recently. What will the hours of site working be operating and what days? What will the facilities be for cleaning the road during operations-can this be done out of working hours? (Noise and dirt for those living close by?) Density-do we really need all these houses? Is the land to the North to be protected from all future development – if not, this would be a large expansion. Is there to be a 3 year Devon Residency Rule for buyers or will these houses be completely open market. Although these houses are supposed to be affordable-who knows what the average income in the Village is- can they be truly affordable? We have a proportion of older residents who may not be able to access the internet/may not have a computer or access to one, or anyone to help them do so and comment, or they may not be able to see the signs-maybe put some notices up in my roads (River Valley Road, Harveys Close, Meadowcroft) If I hadn't seen the notice on the main road I may not have realised the dates. Although TDC will gain from payments from the developers and council tax payments, there will be more waste going to landfill. Are there more detailed plans of the houses available to all? Can the local school cope with additional numbers. Can our doctors cope with additional numbers. It will help the local shop as long as people do use it – they have provided a fantastic service since opening this year.

Additional Comments from Online Surveys

- poor access points - not respectful to existing settlement boundary - no protection for greater horseshoe bats
- I honestly feel after due due consideration that the justification for building homes at this moment in time is not right. We live in quite a small village and the infrastructure to support this development is not here. Doctors, schools and other critical needs for housing development are just not available now or possibly for the foreseeable future with Covid 19 taking funds. With regard to the environmental impact really substantial housing developments are being undertaken in nearby localities like Chudleigh, Bovey and Newton Abbot. We need green space and areas to recharge, building houses is necessary but needs to be considered in context with all the other developments here and abouts. Climate change and extreme weather has be factored in, flash flooding (Concrete,tarmac,roof run off) , droughts (water supplies), sewerage, proximity to the River Teign. Additionally and Internationally important is the potential disruption of the Great Horseshoe Bat (GHB) colony at Chudleigh and their transient routes across the planned development. It's really early days to see how the new Linden home development in Chudleigh has potentially disrupted their navigation flight routes (they don't take to street lighting and are guided by familiar hedgerows). However, I note GHB's were detected in the Tollgate development ecological survey and GHB's were detected in a survey some years ago at Finlake within their foraging range.
- Village roads and facilities too small to accommodate new houses of this scale.
- It would create a bad traffic management problem in an already stressed area.
- More affordable properties are needed on the outskirts of Newton Abbot. This site is in a great position with good access to and from surrounding areas.
- Looking at the other baker homes built in other areas. They seem to build houses that are not crammed in, and seem to respect the need of keeping some green space. My only concern is whether the school could cope with additional number of students. I find the appeal of the primary school is that it's a small village school.
- The site is way too large for our village.
- As it is an outline application cannot comment on sustainability of buildings. The site would appear fairly appropriate if this site is refused the government quotas will force on the local area less appropriate sites.

The traffic management to/from proposed development is my main concern especially Westbound where it is coming up the hill with less than ideal visibility.

- Think this is too big, the village can't support it. Not enough amenities, not enough school places, road in the mornings/evenings already an nightmare without additional traffic from new homes. Huge impact will be on wildlife; bats, moles, variety birds, slow worms. Drainage needs to be considered - already a problem from top to bottom of teign view.
- No more housing should be allowed to be built in Chudleigh Knighton. The main road through Chudleigh Knighton is extremely busy, and doesn't allow for more traffic. Roads, schools, Doctors , Dentists will not be able to cope, as people will head to Bovey for these services, and Bovey is being overbuilt and congested, and still building is being passed, much to everyone disagreeing with the plans. Stop taking away our countryside. My son and his wife had been saving up for years to get their ideal first house with their two children, and to get away from rental in Newton, and live in the countryside. Two years ago they were able to buy their house, which fronts on to the main road in Chudleigh Knighton, with a lovely view of the fields in front. Now they have heard of this bombshell. The trouble that there is, is the amount of traffic, and this housing development will lead to more than double the amount of houses in car numbers. It would be awful and a tragedy if this was to be passed. Another field gone forever. If you look at Chudleigh Knighton, the roads can't cope with all the cars that are going through now. Cars are parked everywhere around the shop area and along the road, which makes it very hard to get through. Lots of properties don't have garages and need to park on the road. They don't have an option. Please have a bit of compassion for the thoughts of others. Residents are just pushed to one side. They are asked for their views, knowing that you will override them anyway.
- A development of this size would ruin the village. Traffic would increase, it would have a huge impact on the availability of parking within the village, the village school can not accommodate children who already live in the village so would not be able to serve any children moving to this new development. This development is out of character for the village. We live metres away from this proposed development and consultation between residents and the developer has been very poor.
- This will make our traffic situation [worse]
- It's a nice development and not crammed in like some in the local area. Will certainly use the park they build and be nice to have some more families with children in the village.
- The consultation has been a farce. Apparently 40 homeowners living next to the development were invited to a meeting with the developers. We live right opposite the field (voisey close) and our house can be seen on the photos in the plans. None of us have been invited to discuss with the developers, we just had the original flyer some months ago - as it happens, some time after they stated they had already told the local neighbourhood. A proper consultation has not taken place and I have to say, unfortunately on reading their plans and consultation with the community it seems like a lot of lies is being told. Furthermore, I note that there is only one visitor parking space per FIVE homes. This simply isn't enough and will lead to parking issues. Overall, I don't feel we need such an expanse of new homes in such a small village, especially considering the huge development in Bovey and especially Newton Abbot. I would certainly like it questioned as to whom Baker Developments invited to a meeting to discuss with the 40 closest homes. If living directly opposite the field and your house being pictures in the plans isn't close, I'm not sure what is.
- I would prefer the bottom half of the site to be developed with 20-30 homes and access to Teign view and small play park!
- The extra housing will bring more families to the village. Since the primary school is so small with no space to expand, what would happen to those who already live in the village if there is no space for their child in the school?
- The site is a non-allocated site within Teignbridge's Local Plan and this should be reflected in the application. This application proposes too many homes compared to the Parish Councils Housing Need's Survey. The community consultation completed by Baker Estates has proven useless as most of the comments/improvements suggested were not included in any revised plans