



BUCKFASTLEIGH TOWN COUNCIL

Judith M. Hart
Clerk to the Council

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Mr Oliver Dorrell
Planning Officer (Development Management)
Dartmoor National Park Authority
Parke
Bovey Tracey
Devon, TQ13 9JQ

22 August 2023

Dear Mr Dorrell,

I am writing to advise the response of Buckfastleigh Town Council to planning applications 0363/23 and 0364/23 as detailed below are as follows:

Re: Planning Application 0363/23 – highways improvements to Timbers Road, Land at Rocky Lane, and Timbers Road junction, Buckfastleigh TQ11 0DH (Dean Prior)

- There are major concerns regarding the impact on an area that already frequently floods the highway which is the main access to Buckfastleigh from the west.
- The proposed highway "improvements" do not take account of the increasing impact of climate change with much higher rainfall incidents such as flash and surface water flooding. Current drainage provision does not cope with the frequent blockages caused by the deluge of water carrying leaves, soil, and debris. Proposed mitigation is not adequate.
- There is also a potential risk of flooding to neighbouring residential property and ground infiltration has not been addressed.
- The easiest access point to the site has been selected but this is not necessarily the most suitable.
- 75 properties will generate a significant increase in the flow of traffic. It is unlikely that residents will choose to use Plymouth Road to access facilities such as the primary school, medical centre and shops as the shortest route is via the residential areas of Fairy Lane and Duckspend Road much of which is narrow with poor visibility.
- The Town Council requests that there is a more detailed highways assessment and that alternative access to the site is looked at.

Re: Planning Application 0364/23 – creation of circa 75 dwellings and associated infrastructure (with all matters reserved apart from access), land at Timbers Road, Buckfastleigh, TQ11 0DR (Dean Prior)

- The site lies within Dean Prior Parish and South Hams District. It is unclear how this will work for the benefit of Buckfastleigh. Residents of the new development will be using Buckfastleigh facilities, but council tax will be collected by South Hams. Any section 106 payments would potentially go to South Hams too.
- It is also unclear how the allocation of the affordable housing will be determined. Again, this would potentially be South Hams.

- 75 homes are a major addition to Buckfastleigh, and we are uncertain whether this development would benefit the town for the above reasons. The housing needs numbers are not accurate, there has not been a housing needs survey for Buckfastleigh for some time and the figures incorporate neighbouring parishes including Ashburton.
- There are other sites within Buckfastleigh that do not seem to have been fully investigated.

This application appears to have been rushed through without consideration for the real needs of Buckfastleigh and published only two days after the public consultation requested by the Town Council. We are not against development in the town, and there is a definite need for affordable housing, however we are not convinced this is the best option and would need our concerns addressed before making a decision on this development. In its present form the application has too many questions and we would request that this application is deferred to allow time to receive clarity on the issues raised and to look at alternative options for development in Buckfastleigh in consultation with Dartmoor National Park.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'J. Hart'.

Judith M. Hart
Buckfastleigh Town Clerk