

STOKE GABRIEL PARISH COUNCIL

Chairman: Mr Richard Tully, Waddeton Barton, Waddeton, Devon.

Spatial Planning,
Planning and Development Services,
Town Hall, Castle Circus,
Torquay, TQ1 3DR.

- 5 DEC 2017

Cllr. John Robinson,
Stoke Gabriel Parish Council,
12 Kings Rydon Close,
Stoke Gabriel, TQ9 6QG.

4th December 2017

Dear Sir,

RE: Land South of White Rock Adjacent to Brixham Road, AKA Inglewood. Planning Ref: P/2011/0197

At a recent Parish Council meeting discussion took place regarding the above application and this Parish Council would like to object in the strongest possible terms to the above development.

The surface water drainage from this site heads to the Yalberton Valley and the Yalberton stream which enters the Mill Pool at Stoke Gabriel. Water from here enters the River Dart. We expect that compliance to the Environmental agencies recommendations be a condition of Planning. We have further concerns with respect to drainage into the Yalberton Valley since further developments are planned, Yannon's Farm as an example. It would seem reasonable to expect a more comprehensive assessment be made of the combined impact of this and other developments to ensure that containment measures are acceptable. This would ensure compliance to Torbay Council's holistic approach to planning.

At a public inquiry in 1997 the then Secretary of state made a decision to protect the River Dart and surrounding areas and this must be maintained as it is one of the finest marine landscapes in the country. Nothing has changed and the River Dart is so important to Stoke Gabriel and other riverside villages and hamlets. The excess water and drainage will enter the river at the Mill Pool here in Stoke Gabriel and therefore affect the river which over the recent years has become so much cleaner.

The loss of agricultural land which is used for food production will cause serious problems yet there are plenty of Brownfield sites and local plan sites not yet developed. It is proposed to build on a Greenfield site, on an AONB, the last parcel of untouched land between White Rock, Galmpton and onto the National Trust estate of Greenaway. The planning application borders right up to the South Hams boundary and within touching distance of the AONB which will have a massive visual impact and light pollution on Stoke Gabriel, Dittisham and other areas on both sides of the river. In consequence NPPF 119 does not apply. Also of course the additional traffic through not only Stoke Gabriel but also Waddeton, Aish and Galmpton. Additionally little attention is paid to increased traffic use of Long Road as a rat run through Aish part of the Parish of Stoke Gabriel to Totnes. Already there are problems with increased use and speed from College users and it would be appropriate to introduce measures to deter increased use. The lanes of South Hams cannot take this increased usage.

There is a serious concern that resident groups working on Neighbourhood Plans such as Brixham, Paignton and Torbay were not consulted and although Kingswear and Stoke Gabriel are in South Hams we will also be greatly affected. This development is not wanted, it is far too large and would affect the rural nature of the Dart Valley.

Yours faithfully

JOHN E. ROBINSON

Stoke Gabriel Parish Council