



## **Newton Ferrers Consultation Feedback following Meeting of 16<sup>th</sup> December 2010**

### **Summary Report**

**Total Number of responses : 45**

#### **Question 1**

Will Newton Ferrers benefit from additional affordable housing?

<b>Yes</b>	<b>32</b>
<b>No</b>	<b>10</b>
<b>Maybe</b>	<b>3</b>

#### **Question 2**

Do you or your family member require affordable housing or would you or your family be interested in purchasing a shared ownership home?

<b>Yes</b>	<b>15</b>
<b>No</b>	<b>30</b>

#### **Question 3**

Do you have any comments about the proposals?

*Please see comments below:*

#### **Design**

Can the houses be more individualistic and separated?

Can allotments be included?

Can roofs be designed for max solar water/energy generation – or can a large ground solar array be on site?

Can an architect more sympathetic to rural vision be asked for their ideas?

Is there really a need for silly little sloping caps or ledges over the front door? Surely each deserves a small porch.

A maximum of 5 houses should be built, including the field owners own house.

The buildings, as designed, are poor architecturally – a common view was 1970's council house. The absence of any stonework and the use of 'pastel' shades for walls are not in keeping with the village, but more in line with Dartmouth. A softer universal shade should be adopted throughout, with some more pleasant architectural features.

Is there provision for underground digital cabling and one satellite dish for all to avoid ugly antennae and wiring for each property?

Is the design (which I am sure is tried and tested because over my Christmas travels to relations I have seen VERY SIMILAR structures in TOWNS of Oxford Diss Plymouth Norwich which few I visited recently)the only LOW COST BUILD YOU CAN OFFER?

Nothing special in design.

Housing looks great. So nice to have a rural aspect will be nice to have gardens for growing veg and playing children.

Looking at the architects designs and the computer images we were very disappointed. Why do these houses have to look so typically like Council Houses (plain, boring and featureless). It is unfair to the house owners close by as, although it should not be the case, it is a fact that this will affect the house prices near by. Although nobody likes to admit this it is a fact. With a bit of imagination these houses could be more appealing. Why not have affordable housing that compliments the surrounding houses near by and ones that local people would be proud of, proud to look at and proud to live in. This has been done in other areas. Come on, a little more imagination please!!!

Plans look fantastic.

We do not want terraced houses nor anything urban, we want to stay a rural village. One of the joys of building our home in Meadow Close was because of the quietness and peaceful surroundings.

Looking at the plans we think it is an excellent project.

Why take down a lovely Devon hedge, creating a further line of houses – where will it stop, more green fields will disappear.

I am happy with the design.

I would have liked to have seen larger gardens for young children to play in and a few veg to be grown in.

The section of terraced houses is bland in design and lacks imagination. Everything is too packed together, this will produce a ghetto effect.

Can there be a larger space between the main road and the front line of houses? They seem to be set too close to the road.

My main point is the relationship between the building line of the northern section of the development and the building line on the southern portion. As I understand it the reason for the southern section of the properties being built closer to the highway has been done to "make a statement" on entering the village. Looking at both the drawings and more realistically as actually viewed from the main road I suggest that by jutting out as designed it will be more of a visual "blot" in view of the close proximity to the carriageway. From an aesthetics point of view the building line should be maintained and continuous from the northern end to marry into the existing building line of the properties already to the south along Parsonage Road. On the matter of site access and egress I also believe that the proposed junction is likely to cause accidents on the present design.

The building proposed should be behind the building line. If this is more expensive, so be it. It is the future of an area of outstanding natural beauty that is at stake. There will be massive local opposition if this is not addressed

The houses are of no architectural merit and if they are to look as shabby as the new Tor Homes behind Butts Park they do not want to be visually prominent.

The gardens look rather small. All houses should have solar panels on their roof.

The width of the small access road to the left of the entrance is proposed to be single car width and cars will not be able to pass when the parking bays are occupied. The reason given is to create a community courtyard effect. I think this is misguided; it will create a ghetto effect with a tunnel-like perspective and with cars seen to be littering the area – quite apart from being a considerable nuisance for those trying to get in and out.

Clearly the proposed entrance on a long sweeping downhill bend is a potential hazard. You will need to allow for traffic calming devices, warning signs, mini-roundabout or similar alternatives either side of the entrance.

The houses on the south side of the gate are too near the road – what happened to the building line. They will look awful and will attract parking on a dangerous bend.

The 2 outstanding features of the plot are wonderful views across the valley to Membland and the busy village access road running the full length of the other long boundary of the plot. The positioning of these 4 houses close to the road fails to recognise either. I would not like to live in one of them. I would be troubled by the noise, concerned about child safety and frustrated by the car park standing immediately between me and my lovely view

One main concern is the danger on Parsonage Road. Parking there already presents problems for us exiting Meadow Close. It has a blind spot and cars speed up the road daily unaware of us. We need all the space we can get for manoeuvring when this happens, both going in and out. I fear it could also become an eyesore with cars, bikes, wheelie bins etc on view. There is the possibility that because of the affordable housing that we will become the cheap end of the village and our homes will decrease in value. The new tenants will be outside the community

which will make things difficult for them. The housing really needs to be much more central to be absorbed and accepted by the locals.

The end terrace of houses is too near the main road.

Why can't the group of houses closest to the centre of the village be set back like the others? A Devon bank in front would protect homes owners from the traffic noise and help protect any small children from a busy road.

I think the site chosen is a good one.

The access road into the site is very close to a sharp bend in Parsonage Road as I'm sure you are aware and I am concerned for the danger for motorist when leaving this site. I cannot imagine anyone would willingly want to live with their front doors so close to the main road. Besides the traffic noise they would also suffer road dirt and having continually dirty walls and windows. Would it not be more sympathetic to build another Devon wall on the south side of the site and set the homes back in a similar fashion to the north side? This would give the inhabitants much more privacy, reduce noise and dirt ingress and give the people entering and living in Newton a much more pleasant viewpoint.

The houses are sited too close to the road and facing the wrong direction. Moving the existing banks and hedging should not be allowed unless it is done professionally and with great care.

I think it is essential that the rural nature of the village is not compromised by this new development. It will be outside the current village boundary and will effectively become the 'gateway' to the village. The present plan shows the southern most group of houses, facing the road, are only separated from the road by a Devon bank. This is not acceptable as it gives an unattractive 'urban' feel to the road as you approach the village. This new development should follow the same building line as the existing properties, Ashcroft, Greenways, Masthead, Elmcroft, Whitegates and St Catherines Park. It may be more expensive to site them further away from the road, but not to do it will destroy the rural nature of the approach to the village, sited in the AONB, and be out of keeping with the existing properties.

The site is ok but should be pushed back further from the road.

I am disappointed that the southern part is so near the road.

Is road visibility sufficient?

The architects plans are good, but I feel it would be better if all the houses are set back off the road (like the side of the development). If the houses are set back the development would be more pleasing in appearance as you come in and out of the village and there would be less road nose to the residents and visitors would have the ability to drive to their doors (a particular advantage if elderly/disabled people live there or visit. The houses would also be less in the face of the farm house opposite and the impression/feel of more space between them and houses would be created.

The terrace is very close to the road and looks stark.

The houses are too near the road.

The whole scheme should be sited further from the road, if possible behind a bank.

Perhaps the line of properties close to the road could be better positioned?

Houses will be too near the road.

We were not so keen on the row of houses being so close to the road and feel they should be set further back. We feel this would be far more beneficial to the occupants and more in keeping with the area. They would be situated right on a very busy road. The others are set back, why can't they all be set further back from the main road?

### **Orientation**

Question the orientation of the development, namely having backs facing the road. Would it be feasible to have them facing South to take advantage of sunshine and also presenting minimum masonry to the public road?

The terraces need to be realigned east and west to give south facing gardens and living rooms and South facing roofs for solar panels.

Looks good at first sight. Well situated – close to school and shops and bus stop.

Can maximum use be made of fabulous views for most to benefit?

The terrace of five houses is far too prominent. Please have the terrace turned to go down the slope to have less impact visually. Only one end of house will be visible. Plots 1-8 are acceptable as they are set back and not visible. Plot 6 is very dominant and needs to be moved further from the road. Perhaps put it next to plot 7 and have the 2 car parking spaces by the road.

If the orientation was changed so that the roofs were facing south it would allow for further sustainable energy projects in the form of photovoltaics and solar panels – I know your company are committed to the concept and it seems strange to miss on this opportunity. Further, many home owners prefer south facing properties.

The location proposed is very unsuitable as the land falls away towards the east. The idea of siting terraced houses right on pavement/road will impact the view as we drive into the village. I am sure people will park on the road in front of houses, it is a dangerous bend as it is.

### **Parking**

Cars are a constant irritation and eyesore to residents can they be parked out of sight in a screened reserved area?

Will not add to the villages parking problems.

Parking is still a potential disaster area THERE IS NOT ENOUGH. There is the potential for on road parking which must be blocked from the start – ie double yellow lines and some form of traffic claming. The 4 bedroom house has hardly any parking near it. How will parking be allocated?

I am disappointed that no garages are included in the development.

### **Local Connection/Allocations**

I suspect very few locals will qualify for these homes and they will be filled by other on the housing waiting list i.e. single mothers with children, druggies etc.

In particular the village needs more young families with children. Also we need to keep up the proportion of "lived in" properties as opposed to second homes.

Positive to have young working families to feed schools and social groups to keep the community living.

Would be great to bring more families to the community long-term.

I feel very strongly that local people are priced out of the housing market in the area greatly to the detriment of village life. It is becoming harder and harder for some people who work in the village to stay here. Who would replace them and keep the community alive?

These houses should be for young people.

Applications should be for local only, no applications from people outside the area, also take into account there is very little work here so rented would be more suitable as wages here are for those who are in work are poor, getting a mortgage would be difficult.

Essential to attract local young people to stay in the village for it's future sustainability.

I think it would benefit greatly as it would keep local people like myself in the local area.

I hope that they are for local people and affordable – for people on low incomes and not on benefits.

The population of the village (like myself) is largely elderly and therefore if there is no (or insufficient) affordable housing for younger people and/or those who work hard in the village but cannot afford to rent or buy, the village could essentially die out.

I am concerned it will not go to local people.

It is really important that Newton & Noss has a community of mixed ages. In ten years the villages are in danger of being an old folks home that only sees young people when the second home owners arrive.

It sees that at Butts Park, St Catherines and Dillons that some of the residents are not locals so this will happen again.

Concerns regarding the allocation of such properties to ensure ongoing access only to local residents and their families must be covered legally. Discussions at the meeting indicated that this was not being considered in a proper or legal manner. Allocation of the property must be for local people only for the property lifetime.

### **Outright Support**

Definitely for this. We need more in fact, both here and nationwide.

I am in full support of more affordably housing, it's so sad that normal, low-average wage families are denied the opportunity to live in this area due to lack of housing.

We have been waiting a long time for this and we suggest you build as many as you can.

It seems to me that one ought to adopt a flexible and positive attitude to the latest proposals in order to preserve the future of the village as a whole. Moreover I suspect that even for those who live quite close to the proposed site, the houses will soon blend into the overall environment and be quite attractive.

Has been very much needed for a long time.

All in all the proposed estate looks lovely and a nice position, not interfering at all with other properties views even though there will be the usual moans and groans from those opposed to any changes, the layout looks excellent.

### **Outright Opposition**

I don't believe there is a need for this in the village.

I find it undesirable that this is the only site available. This development will join the higher Newton dwellings to Butts Park and the 'rural gap' will be lost.

Little employment in the village. Local people will not benefit from these houses, tenants will be bought in from outside the area, as has happened elsewhere in the village. For over half a century no new houses have been allowed to be built along Parsonage Road, because they were deemed too obtrusive on entry to the village – only single storey properties being allowed.

The proposed development is too big and contains more houses than is genuinely required by the current population.

Time should be taken to find a more suitable site and involve the village people of Noss/Newton more. This proposal is far too rushed.

Another totally inappropriate development proposal the like of which we have come to expect from Tor Homes. Poorly considered and with no consideration for the environment. Archers Court was disastrous, badly designed, inappropriate for a small village and very badly built.