

DATE	REF. & OFFICER	LOCATION	PROPOSAL	Looe Town Council Comments
9 January 2024	<a href="#">PA23/10211</a> George Shirley	Land Opposite Salter Close Looe PL13 1PS	Outline application for the erection of up to 43 residential dwellings, with associated access, landscaping and open space with all matters reserved except for means of access.	<p><b>OBJECT</b> Looe Town Council object to this application as it is against <u>Cornwall Local plan policies</u>:</p> <ul style="list-style-type: none"> <li>• 26 – Flood Risk Management and Coastal Change</li> <li>• 27 – Transport and Accessibility</li> <li>• 28 – Infrastructure</li> <li>• 24 – Historic Environment</li> <li>• 16 – Health and Wellbeing</li> <li>• 21 – Best Use of Land and Existing Buildings</li> <li>• 25 – Green Infrastructure</li> </ul> <p>It is also against <u>The Natural Policy Framework</u>: Sections:</p> <ul style="list-style-type: none"> <li>• 8 - Promoting healthy and safe communities</li> <li>• 11 - Making effective use of land</li> <li>• 12 - Achieving well-designed places</li> <li>• 14 - Meeting the challenge of climate change, flooding and coastal change</li> <li>• 15 - Conserving and enhancing the natural environment</li> <li>• 16 - Conserving and enhancing the historic environment</li> </ul> <p>It is also against <u>Looe Neighbourhood Development Plan policies</u>:</p> <ul style="list-style-type: none"> <li>• CCLS 5 - Drainage Management and Land Stability</li> <li>• CCLS 6 - Drainage Management and Flooding</li> <li>• CCLS 7 - Drainage management – sewerage</li> <li>• CCLS 8 - Drainage Management and Bathing Water Quality</li> </ul>

				<ul style="list-style-type: none"><li>• HB1 – Habitat and Biodiversity</li><li>• HB2 – Woodland Trees, Cornish Hedges and Hedgerows</li><li>• H1A – Meeting Housing Needs</li></ul> <p>It is also against the <u>Climate Change Development Plan (adopted by Cornwall Council) policies:</u></p> <ul style="list-style-type: none"><li>• CC3 – Reduction of Flood Risk</li><li>• CC4 – Sustainable Drainage System Design</li></ul> <p><u>Drainage</u> The major concern of Drainage was discussed as further development would cause further sever water run-off. The ground conditions of St Martin's Road comprise of superficial (made of ground and residual soils) overlying weathered rockhead. These superficial deposits are particularly susceptible to the effects of both ground water and surface water. This has been clearly evidenced by numerous landslips along St Martin's Road and Sandplace Road .</p> <p><u>Housing Density</u> The proposal is for 43 units on 1.2 hectares = 36 units per ha. The previous development has 181 housing units on a land area of 6.22 ha = 29 units per ha.</p> <p>Looe Neighbourhood Plan Policy H1 – Meeting Housing Needs requires net densities to be consistent with but not substantially exceeding the existing densities of the settlement.</p> <p><u>Barratt Estate Road Structure</u> The structure of the road, which is inadequate and also usually double parked, therefore causing a potential for an accident.</p> <p><u>Ancient Woodland</u> The application also included a lake in the development, therefore when this lake would fill up the runoff water would then run through the woods, destroying protected ancient trees and the decimation of ancient woodland, it was also noted that protected</p>
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				<p>Cornwall Council did not respond to an Independent Report highlighting risk.</p> <p>The landslide was caused or more than minimally contributed to by a failure to prevent surface water moving downhill and from under and along St Martin's Road on to the rear of Veronica.</p> <p>I can do no more than submit a warning of the possibilities that may lie ahead if:</p> <ul style="list-style-type: none"><li>(a) further weight is placed upon the area,</li><li>(b) if further disruption is caused to the ground and water table on the site."</li></ul> <p><u>Infrastructure</u></p> <p>The current pressures on the Doctors Surgery and Dentist is of utmost concern and the proposed contribution to the NHS to support the development is not enough.</p> <p>It is also noted that there are currently not enough school places within the vicinity.</p> <p><u>Proposed Bus Stop Contribution</u></p> <p>The proposal of a contribution towards a bus stop on the B3253 St Martin's Road has over the last few years been discussed at great length by Looe Town Council and Cornwall Council. The proposed area required the removal of the Ancient Cornish Hedgerow which would be in breach of the adopted Looe Neighbourhood Development Plan and also Cornwall Local Plan. The removal of such an important hedgerow would cause further water runoff issues and has been proven to be a non-viable proposal by Cornwall Council.</p> <p>We urge the applicant to consider all the above points of concern and the moral implications.</p>
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