

PA19/03269 – Land South of Coronation Cottages, Mabe

Mabe Parish Council do not support this application - in fact we vigorously object.

Despite the comments at the previous Inspectors Appeal (Oct 2018) we feel that not enough changes have been made to address the main issues of community need, access and current road conditions. Cutting the number of homes fails to address the fact that the intention of the development is predominately to sell open-market homes, with only 9 being put forward on the indicative plans as affordable.

Given the viewpoint of the site as an Exception Site as set out in Policy 9 (as stated by the planning officer and inspector at the last iteration of this development proposal) the development would have to be affordable led, with a MINIMUM of 50% affordable, not 9 suggested. There is no way that 30% would be acceptable – especially as the indicative plan does not seem to suggest that these homes would be in relation to those dwellings shown as being in need on the Housing Register for Mabe( 1 bed). As such we would have expected to see an Economic Viability Assessment (EVA) included with the application submission.

The new access provision takes place on land outside of the development plot, some of which is in private ownership and we do not feel that this can be decided in this application. The loss of the lay-by parking would have a significantly detrimental effect on the 6 homes already at Coronation Cottages, which would lose almost all of their parking on top of now being overlooked and losing light. There has once again been no consultation between the developer and residents – the only true communication with the parish was to find out what to include in a S106 agreement. They were given the opportunity to attend the parish meeting once again, and declined.

We feel that repeating our concerns about the traffic issues within the village is important – they have not changed nor have they been addressed in any form in this application (we accept that figures may have slightly changed in the intervening 9 months since the last application decision); Mabe is already suffering with traffic problems which would be exacerbated with any additional development. Since our original objection a traffic survey has been undertaken by CORMAC just outside Coronation Cottages which shows levels of vehicle use both up and down the hill. The period monitored was for 8 days in early December – hardly peak period for Mabe – especially since this survey did not cover any traffic making use of Church Road/ Treliever Road as a route from Constantine & Mawnan Smith. This survey shows close to 43,000 vehicles using the road just outside this proposed development ... not bad for a village that only has about 300 homes in and a specific “bypass route” that should be being used by the traffic to Penryn/ Falmouth. The Mabe bus route is down to single figures per day through the village, with the bus stop being on the opposite side of the village and means crossing through the section of the worst traffic problems we have, with no serious provision for any means to mitigate this within the proposals (going against Policy 27 of the Local Plan & Paragraphs 103 & 105 of the NPPF). Small traffic islands just will not cut it.

This development would place more housing on the opposite side of the village from all services (shops, school and community centre). Other community infrastructure is already stretched – the primary school alone is already working at 107% of capacity. We do not need to increase the size of the parish through unrestrained large development within the village environs – this development would constitute almost a 10% increase in the total housing stocks of the PARISH and a 15% increase for the immediate village itself. This surely goes against the ethos of the NPPF (2018 consultation) paragraph 49 (sustainability) and therefore also conflicts directly with Policies 1, 2, 3, 6, 8 and 9 of the Local Plan, as well as paragraphs 79-80 (rural housing) of the NPPF – there would be no environmental gain from this development; there is no evidence of an economic need for housing in

this location and the accessibility to local services when you cannot get across the main road safely is definitely limited! Section 8 of the NPPF, paragraphs 92-96, only support our stance on the suitability of this development. Given that the parish has already absorbed a large development of 90 dwellings less than 5 years ago the local parish need for homes has surely been met and any further increase in housing stocks without accompanying employment sites is simply unsustainable. We are not part of the Falmouth/ Penryn conurbation and do not see that simply because we are adjacent to one of the main roads into Falmouth that we should be required to become a “commuter community”. The area for development in question is the only green belt space now separating Mabe Burthhouse village from the industrial area of Penryn and actually stands outside of the defined village boundary.

Mabe Parish Council has also declared a Climate Emergency and would ask if it would be considered appropriate to increase the amount of traffic – both driving and, more noticeably in this location, sitting idling in queues. Emission levels on the stretch of road from the Asda roundabout, up Antron Hill – where the majority of our children are walking to the school & nursery; where they residents of the parish need to walk to get to our local shop & post office; where our teenagers need to cross in order to get to the buses needed to get them to their schools and colleges – are already detrimental to health and an increase would be incomprehensible in the current climate, mitigation strategies or not.

Mabe Parish Council and the wider community feel that this development is inappropriate, it is not required to fill the needs of our village and would not meet and of the criteria to warrant it being considered as such under Policy 9 of the local plan.