

# CHAT UPDATE NO 23

## GREEN PARK WAY PLANNING APPLICATION 0771/16/OPA

### CURRENT SITUATION

We have been advised by SHDC LPA that the Green Park Way Planning Application will not now be on the agenda at the Management Development Committee meeting on the 23<sup>rd</sup> November 2016. The next meeting is scheduled for 18th January 2017, when hopefully it will be discussed and a decision made.

**Planning Objections. The SHDC planning portal is still open for objections.** Over the past months there has been a lot of correspondence around the Green Park Way Planning Application. With the additional request for consultation on the Joint Local Plan (JLP), it is appreciated that residents may be thinking enough is enough about planning and consultation. Although we have responded to the JLP consultation, the CHAT focus is still firmly on the Green Park Way planning application.

There is still time to object. If you have any additional points, an update on points already made or you have recently moved into the village, objections can still be submitted as follows:

- direct on the SHDC planning portal to:  
(<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160827>)
- By email to the SHDC Planning Officer Wendy Ormsby ([wendy.ormsby@southhams.gov.uk](mailto:wendy.ormsby@southhams.gov.uk))
- By submission of a letter to SHDC LPA (Wendy Ormsby), Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

CHAT update No 12 (as amended by CHAT update No 14 regarding Healthcare) advised information about the planning application and important admin points to note when objecting. It can be viewed on the village website under the **NEWS / CHAT** tabs <http://www.chillingtonvillage.co.uk>. Please note that **Wendy Ormsby is now the Planning Officer** not Thomas Jones.

The CHAT response to planning application 0771/16/OPA is on the village web site as CHAT Update No 18.

The current objections as at 21/11/16 is **263**. If you are a new resident or someone who has already objected but has additional points to make, the good news is ..... **there is still time to be heard**.

### MAIN VILLAGE UPDATE POINTS

**Current Drainage Plan.** The DCC Flood & Coastal Risk Management Team is still objecting to the current Infiltration based soakaway management system and require changes on the grounds that **the proposed soakaways and other filtration devices could pose problems in terms of slope stability and the re-emergence of water downslope, which represents a possible flood risk.**

On the 10/11/16 CHAT submitted additional comments to SHDC LPA on the **current drainage plan**, covering the following areas:

- Swales & Infiltration Trenches along the Southern Boundary.
- New Cut-Off Drain along the Southern Boundary.
- Highway Soakaways.
- New 60 metre Infiltration Trench.
- Connection of the proposed new Surface Water Sewer / Drain into the SWW Foul Water Sewer.
- Cellular Infiltration System.
- Stone Northern Boundary Wall (now part of the developers flood defence scheme).
- 12 month ground water monitoring requirement, when is the start & finish date.
- Watercourse and Riparian Rights of some land owners.

**New Drainage Plan.** We have been advised that the developer has decided to propose an alternative **attenuation based surface water drainage management system with an off-site discharge point** for inclusion in the drainage plan and is in the process of designing this alternative strategy. When it has been submitted and published on the SHDC planning portal we will all be able to comment. In the same letter to SHDC LPA on the 10/11/16 we also commented on:

**Internal Estate Roads.** On the 15<sup>th</sup> April 2015 DCC Highways stated: “ **Obviously on a site of this size the Highway Authority would welcome S38 adoption of internal estate roads**”. it seems incredible that only:

- Around **30% (20) of the proposed dwellings are planned to be on an adopted road.**
- Around **70% (45) of the proposed dwellings are planned to be on an un-adopted road**, with all the future maintenance, financial and estate managerial problems this will bring with it.

We have requested that DCC Highways look at this aspect again because we believe that **all estate roads** should be constructed to a specification that will allow them to be adopted.

**Estate Entry & Exit Junction.** Now that Port Lane and Coleridge Lane pedestrian and cyclist access points have been withdrawn by the developer, **all pedestrians and cyclists** will have to use the **single vehicle entry / exit road junction into Green Park Way** for access to the village centre.

DCC has stated that” **in terms of a highway safety reason there is no reason to dispute the revised submission**”. We have requested DCC to look again at highway safety at this critical junction.

**Street Lighting.** In April 2016 (early in the planning stage) it was identified that “**street lighting is likely to be a sensitive issue given the rural location**”. This point is especially important because the site is on elevated land outside the established rural edge of the village and is clearly visible from within the AONB.

- When will details of the proposed type of street lighting be forthcoming, especially as it has been identified as a sensitive issue?
- Will there be the same type of street lighting on the proposed un-adopted road?
- Will there be any street lighting at all?

**Future Site / Estate Management.** In the event of this planning application being approved, we have recommended a formal **Site / Estate Management Plan as a pre commencement planning condition.**

**CHAT Comments to SHDC.** The CHAT letter to SHDC LPA on the 10/11/16 should be published on the SHDC planning portal in due course and available to download. If however anybody wishes to view a copy before it is available on the planning portal, please contact Mick Garrod on [mickgarrod@btinternet.com](mailto:mickgarrod@btinternet.com)

**Chillington Village Web Site.** Please check the village web site <http://www.chillingtonvillage.co.uk> under the **NEWS / CHAT** tabs for updates. Although this is a quick and very cost effective way of passing information, we appreciate that all residents do not have access to the internet. If there are questions please contact any member of CHAT and we will try and answer them.

## **JOINT LOCAL PLAN SUMMARY REPORT NOVEMBER 2016**

We thought this mail drop would also be an opportunity to draw your attention to the comments on the Joint Local Plan (JLP) Summary Report. This report has now been published and makes interesting reading. Those who may wish to read the comments can do so at:

<http://web.plymouth.gov.uk/crunchtimenov2016.pdf>

In the Thriving Towns and Villages section, it is very encouraging to see there were 99 comments made against key issues raised in the consultation under the Stokenham / Chillington tab (pages 68 to 70). Appendix VII shows a breakdown of the comments received by settlement or site reference number and address.

The following time plan for 2017 has been extracted from the Summary Report for your information and is shown below:

“The Plymouth and South West Devon Joint Local Plan is following the timetable below:

- Engagement on housing distribution and new sites, November 2016
- Draft Joint Local Plan published March 2017
- Submission of the Joint Local Plan to the Planning Inspector, May 2017
- Public Examination, Autumn 2017
- Adoption by the three councils, Winter 2017.

If you have any questions please get in touch by e-mailing Plymouth: [plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk) or by e-mailing South Hams and West Devon: [strategic.planning@swdevon.gov.uk](mailto:strategic.planning@swdevon.gov.uk) “

A copy of the **Joint Local Plan Summary Report November 2016** is on the Chillington Village Web Site in pdf format under the **NEWS / CHAT** tab and is well worth looking at.