

SALTASH TOWN COUNCIL DECISION: Dated 2nd September 2020

PA20/04923

Proposed development of twenty lodges

Notter Bridge Park Notter Saltash Cornwall PL12 4RW

'Due to the restrictions placed on the Town Council as a result of the pandemic Coronavirus, this response represents the opinion of Members of Saltash Town Council identified through a consultation process and will be ratified at the next appropriate Planning and Licensing Committee meeting'.

It was agreed to **RECOMMEND APPROVAL** subject to the following:

Access

The Design & Access Statement says that "Access into the site will be by way of existing main entrance drive and therefore highway safety and visibility accessing or egressing the Park will remain unchanged. And "4.1 Access over the Site and into the Lodge Access into the site will be by way of existing drive as previously stated and therefore highway safety is clearly accepted through the linear alignment of the road, this giving good visibility in both directions when accessing or egressing the site".

It seems likely that this application will roughly double number of vehicle movements into and out of the site.

Cornwall Highways should confirm that they are happy with the increase in traffic flows directly from the site.

In addition, Highways England should confirm that they are happy for the A38 junction to cope with this increase, particularly at peak tourist flows along the A38.

As well as the existing access the Flood Risk Assessment (in 7.0 MITIGATION MEASURES) says (for an emergency evacuation access) "The proposed access/egress route would lead to an existing track which leads along the eastern boundary of the site towards the A38, as indicated on the proposed site plan in Appendix A".

The assessment later says "Given the above, it is fair to conclude that access to and from the site is safe for all events. Any development proposals should seek to reuse the existing track as an emergency access route and ensure that the development has a direct access on to the track leading in a northerly direction towards the A38."

Highways England should confirm that they are happy for this A38 junction to be created at this location.

Usage

The Design & Access Statement says that “Units proposed are for holiday use and not residential.” This should be specified in any approval.

Sewage

The Application Form para 13 says Foul Sewage “Unknown”.

The Foul Drainage Assessment, although it does not give the EA Permit Number, says it will use the existing system. The EA needs to confirm that this the proposed method is satisfactory given that the system will be in a flooding area (not as given in the document).

Flooding

The Flooding authority should confirm that the flooding attenuation proposals will prevent any additional flooding effects “down slope” including the existing development.