

WHITCHURCH AND GANAREW GROUP PARISH COUNCIL

Parish Council meeting held 13 February 2024

Residents' concerns regarding the proposed planning application 240240

Land south of Symonds Yat View proposed residential development of 10 sustainable dwellings with associated road and drainage infrastructure hedgerow and tree planting.

OPEN DISCUSSION FOR THE PUBLIC

Residents attending 19

The parish council invited the residents attending to voice their concerns and make comments regarding this application.

The following notes summarise this discussion.

1. In principle the residents attending were not against the proposed development application but had serious concerns relating to surface water drainage and sewage drainage systems from this next development phase.
2. Surface water drainage is an increasing concern with changing weather patterns and increased rainfall. Adequate systems to cope with this is essential to prevent flooding in Grange Park, The Paddocks and Yew Tree Close.
3. Residents request that a proper investigation is carried out to address these issues and concerns to avoid local area flooding and uncontrolled water flow.
Residents are not at all convinced that the present sewage drainage system is adequate for the present level of homes and fear that further development without increasing the capacity will make matters unacceptable with all related consequences.
4. Traffic flow – traffic and service deliveries are increasing both on Llangrove Road and Whitchurch main street. Further development will increase this situation.
Traffic through Grange Park will also increase if the access to the development is used as a main commuter route. There was also concern that heavy equipment and delivery vehicles would use Grange Park as an access route into the proposed development as happened recently when the houses along Symonds Yat View were under construction.
5. Children's safety – (walking to school) concern was raised that this development would increase the number of children having to walk to school along the narrow, single track Llangrove road. The proposed development does however include a new footpath that will allow access to the village via Grange Park.
6. Neighbourhood Plan adopted by the parish. The proposed development is in this plan for housing levels development.
7. Design of the properties – the design is modern and not in keeping with other more traditional houses in the village area.
8. The main concerns are surface water drainage issues and sewage flow capacity.
The request is that a proper investigation is carried out to address these matters / establish the needs for present and future usage and take appropriate actions to address these issues before planning permission is granted and any groundwork takes place.

Prepared 14 February 2024