

14. To consider any updates or issues arising regarding Tollgate Farm / Turnpike Fields Chudleigh Knighton 22/02205/MAJ

The parish council has received complaints regarding the following issues:

- A. Complaint about flailing of hedge on Plymouth Road on Friday 8th March
- B. Large amounts of water flowing down the eastern allotment track with oily residue.
- C. Loss of mains water in Teign View and surrounding areas on 13th March
- D. Construction Traffic with engines running parked in Plymouth Road very early in the morning

A. Complaint about flailing of hedge on Plymouth Road on Friday 8th March

"Can you tell me if the new development at Chudleigh Knighton had special permission to sidearm flail cut the roadsides hedge on Friday 8th March. 8 days after the law state that hedge should not be cut after the end of February due to nesting birds. They have had many months that hedge could have been cut"

Response from Baker Estates: We did undertake some works to the hedges on Friday. The works were completed under the supervision of our project ecologist who carried out all the necessary checks prior to works commencing. I personally met with both contractor and ecologist on-site to ensure all parties were satisfied everything was safe and legal to proceed.

It isn't illegal to undertake works to hedges after the beginning of March. It is, however, illegal to deliberately damage or destroy a nest. It is for this reason we had an ecologist on site to ensure everything was in order.

Thank you for providing me with the opportunity to respond. Should you have any further queries please let me know.

B. Large amounts of water flowing down the eastern allotment track with oily residue.

I have had these photos and video sent to me this morning from the Chairman of Chudleigh Knighton Allotment Association. The heavy rainfall has caused the eastern access path to flood, but they are more concerned about the oily look to the water especially because some of the allotments have chickens living on them.



Response from Baker Estates: Please see the photograph below which was taken at the end of last week. It shows, quite clearly, the separation distance between the bunds and the site boundary. Respectfully, the picture shared in your email doesn't differentiate between foreground and middle ground very easily. Whilst the ground was saturated no standing water was evident within the area in question. As stated previously; we will continue to monitor the issue now it has been brought to our attention, but we can't see anything that would link the residue with our current activities.



C. Loss of mains water in Teign View and surrounding areas on 13th March

I asked Baker Estates if they know anything about why there is no water in Teign View, Chudleigh Knighton?

1st Response: *"I have just made some enquiries; I have been advised the water main has unfortunately been hit. SWW have been advised and are on route to assist. I'm not sure on timeframes, but I will look to provide an update as soon as I am able to do so."*

2nd Response: *"The water issue has been resolved – some residents confirmed they had running water from 1500hrs onwards. I believe the issue was to do with the decommissioning of an old pipe rather than a strike of a new pipe."*

D. Construction Traffic with engines running parked in Plymouth Road very early in the morning

19/03/24 I received this photograph below of construction vehicles at 7.36am this morning with the following comment:



"Does anyone recall Baker Estates transport plan? I thought there was something about not using the new entrance for the building work. There are 3 large lorries with engines on, on the road right now and they have been using it regularly. They're also blocking visibility for the bus stop."

"Are they now using the new entrance to access the site rather than the farm entrance?"

I have been looking through the documents under 20/01736/MAJ and 22/02205/MAJ and I can see that Devon County Council Highways requested on 13/01/2023 a Construction Management Plan and the reply uploaded on 06/02/23 but then I can't see the Construction Management Plan uploaded.

Response from Baker Estates (20/03/24)

Sorry for the slight delay in responding.

We temporarily had to use the main access for construction vehicles. This is a situation we wanted to avoid but has materialised due to the condition of the internal haul road which has become particularly troublesome due to the extreme wet weather we've faced over the last few weeks. However, once the condition of the haul road has improved sufficiently, traffic approaching site will be signposted to the original construction access point.

The photographs below appear to show the lorries parked on the road, but possibly with engines running. Our site team has spoken with the relevant parties and will continue to monitor closely to avoid disruption.

I have attached the approved CMP which was approved by TDC in August 2023. The attached is in the process of being updated, as there have also been changes in named personnel listed within the document.

We are trying to maintain build continuity in the face of exceptional circumstances beyond our control. I am hoping this is a very short-term solution which will cease upon the onset on improved weather conditions. Should you have any further questions please let me know.

Report prepared by Elly Maynard, Clerk to Hennock Parish Council

22/03/2024