

NP Report for PC – June 2020

At the Parish Council meeting in May councillors expressed concern with the details provided by Strete Estate in connection with costs provided by Western Power Distribution for moving the electric sub-station near the A379.

Concern was expressed as to its safety as the sub-station housing appears to have been left to deteriorate and shows no sign of recent entry for routine maintenance, etc.

In addition, the location map provided by WPD identifies a sub-station near the access to The Ark property in Hynetown Road that is linked to the sub-station in CFF near the A379. It was suggested that the sub-station may no longer be necessary.

It was agreed that contact be made with WPD to arrange a site meeting to inspect the sub-station for safety and the necessity of its use.

It was also agreed that Mr Dixon be informed of the concerns and the intention to write to WPD as he is in negotiations with them.

In addition, Mr Dixon was to be advised of previous correspondence with the Senior Highways Development Management Officer for Devon County Council, when it was suggested that the current A379 access would be wide enough for normal traffic without the need to move the substation as it could be used as a private road together with the required visibility splay for safe access onto the A379. However, the access would not be adopted by Devon C.C. This forms part of the evidence requested by SHDC to support Policy SNP8 in Strete Neighbourhood Plan.

Email correspondence was sent to Mr Dixon on 11/06/2020 detailing the above.

A reply was received on 12/06/2020 requesting sight of any proposed correspondence between Strete PC and WPD before sending.

After contacting Duncan Smith (SHDC) and SNPG members this was sent to Mr Dixon on 16/06/2020.

Mr Dixon responded with the following:-

“At a recent Parish Council meeting, councillors expressed concern as to the safety of the sub-station (WPD ref 34/2614) which WPD own within land owned by Strete Estate managed by Savills in land accessed by the private pub carpark in the centre of Strete, near Dartmouth.

The housing of the substation appears to have been left to deteriorate with significant overgrowth and shows no sign of recent entry for routine maintenance, etc. Please see attached photographs.

In addition, the attached map provided by WPD identifies a sub-station (WPD ref 34/3807) near the access to The Ark property in Hynetown Road. This sub-station is in a more modern, substantial housing and, from the map provided, appears to be linked to the sub-station on Strete Estate land near the pub carpark.

Parish Councillors are promoting a development scheme on Strete Estate private land through the draft Neighbourhood Plan. Savills have recently been in touch with you about the costs of moving the substation in order to satisfy the Councillors wish to have two road access routes into the new development.

However, Parish councillors wish to investigate ways of reducing the costs of moving the substation 34/2614 and wish to enquire if the sub-station on land owned by Strete Estate near the former pub carpark is still required.

Representatives from the Parish Council would be prepared to meet with you in the village to discuss their safety concerns.

As this enquiry concerns land and property in private ownership please can you copy your reply to Savills as agents for the owners of the land concerned

Please advise by return.”

It is hoped this will assist Mr Dixon in his negotiations with WPD and that this will enable the viability assessment he is undertaking to be completed before the 31 July 2020.

In Mr Dixon’s opinion the suggestion that the access onto the A379 could be used as a private access to the development and proposed car park is not workable.

SHDC advise the choice of whether the road is private or adopted lies with the developer and will be part of the viability calculations. Devon CC Highways views need to be taken into account to do this.