

REF: PLANNING APPLICATION NO: 3/2023/0156 DOG AND PARTRIDGE, HESKETH LANE, CHIPPING.

Main Concerns:-

THE DRAINAGE STRATEGY

1. The plans submitted to planning, Figure 2 in the drainage strategy, shows the current pipe extending from Roall Garth, through the Dog and Partridge and to the Kennels before entering the field to the rear and into the local watercourse.
The existing pipe does NOT just service these properties as it extends beyond Roall Garth to include the next four properties: Avondale, Chapel House, Norwood and Beech House.
Currently, and for all the time [REDACTED] there are and have been no issues with the existing pipe at [REDACTED] drainage system.
We are concerned that the existing pipe is not designed to incorporate the increased capacity that an additional 6 apartments, 1 house and 4 holiday homes will deliver.
2. We are concerned that as 4 of the properties are holiday homes there will be no guarantee that short term visitors will follow correct procedures for disposal of waste resulting in blockages which would be detrimental and costly for existing homeowners.
3. On the suggested drainage strategy, Figure 5, the holiday homes would be built over the existing drainage pipe. In Figure 6 the plans replace the existing pipe with a diverted pipe to go behind the holiday properties. Our concern here is that the redirection of the existing pipe includes 2 right angled bends which we feel will stop the free flowing movement of the waste. We are also concerned that as a result of stopping the free flowing of the waste it could result in waste backing up down the pipe [REDACTED] What guarantees would there be that this would never happen?
4. The Drainage Strategy also states another feed will be added from the surface water tank. We are concerned this again will slow the flow in the main shared drain with the possibility of causing back up on the site.
5. The Drainage strategy states that the existing pipe is 300mm diameter when in fact it is 220mm which again has implications for the ability of any additional waste to flow.
6. We feel that as the drain is shared, with shared ownership, any alterations should be done in consultation with and agreement by all owners of the drain. This has not happened. We feel the builders should either have to upgrade the whole drainage pipework to ensure it is capable of coping now and in the future or have a new, independent drainage system whilst ensuring that any changes to the existing pipework is guaranteed not to cause the existing residents any future issues.

PARKING

1. We are concerned there is a shortage of parking for the number of potential cars. The development proposes having 2 car parking spaces for the holiday lets and for plot 1, which seems adequate. There are an additional 6 apartments and only 8 car parking spaces. The apartments are not being sold as short term lets but as full time living accommodation so really should also require two parking spaces each to accommodate not only residents but also visitors. The lack of parking will result in parking on the road outside which is a National Speed limit road

with no footpaths. The Dog and Partridge is also situated on the narrowest part of the road and parking near the site will be a potential safety hazard.

