

CHAT UPDATE NO 26

REVISED GREEN PARK WAY DRAINAGE PLAN PROPOSAL

CURRENT SITUATION

A revised drainage plan for planning application 0771/16/OPA was published on the SHDC planning website on the 12th December 2016. To our surprise the plan (consisting of 9 documents) was revised again by the developer and **republished on the 21st December 2016**.

New Planning Notice. On the 23rd December 2016, new Planning Application Notices were displayed around Green Park Way (we assume also around the village), advising that the closing date for public comment was the **13th January 2017**. This notice does say:

- Members of the public can view the application details, plans and documentation on our website www.southhams.gov.uk. Anyone who wishes to make representations about this application is invited to submit them online using the link on our website www.southhams.gov.uk **by the 13 January 2017**.
- If you do not have access to the internet please post your comments, clearly marked for the attention of The Planning Department, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Unfortunately this proposal was only published on the SHDC website on the 21st December 2016 therefore we do not have time to make these new drainage plans available for those Chillington residents who do not have access to the internet.

What the notice does NOT say is what documents you should be looking at or that there has been yet another revision of the proposed drainage system. Therefore anybody reading it will only see a new target date for comments, with no indication of what it is about. The public and Chillington residents may possibly assume that as they had already submitted an objection to the previous notices, no action was required.

This is an important new Revised Drainage Plan and residents and the public can and should submit comments on it if they so wish. These comments must be submitted to SHDC by the 13th January 2017.

SHDC PLANNING WEBSITE

There are many documents on the SHDC planning website applicable to Planning Application 0771/16/OPA therefore we thought it would be useful to advise you that the revised plans for this new **SURFACE WATER DRAINAGE COMBINED ATTENUATION AND INFILTRATION BASED SCHEME** were all published on the **21st December 2016** and consist of 9 x documents in total.

LATEST REVISED DRAINAGE PLAN

The latest revision is a **Combined Attenuation and Infiltration Based Scheme**. There are still some swales on the western boundary, a very long cut-off drain or swale feature on the southern boundary, two new highway storage tanks, permeable paving and private soakaways. The Land Drain is still being

removed / diverted along the western and southern boundary (but will now have a swale on top of the new 150mm pipework) to collect exceedance flows.

This attenuation and infiltration based scheme has many points to consider but one of the main ones is the new oversize 1.8m diameter pipes that act as two highway underground storage tanks for highway surface water run-off. The proposal is to **connect these two tanks to the existing South West Water storm water sewer** in Green Park Way which discharges to the watercourse behind Meadowside, which has been subject to recent incidences of flooding. Major structural and service defects were found throughout all lengths surveyed. **Details in the CCTV Survey published on the SHDC planning website.**

SWW has always stated that **“no surface water from the proposed development will be permitted to discharge to the public or foul sewerage network”**. It is therefore difficult to understand why the developer seems to have ignored this fact and has at the last minute, advised that the proposed off-site discharge point is in fact into an existing SWW sewer asset!

We must assume that SWW will stand by their previous statements and NOT allow any surface water from this proposed development to discharge into their surface water or foul water sewer assets.

In basis terms the drainage plan proposes:

- Surface water run-off from roof areas and private drives to drain via the proposed Infiltration System (soakaways & swales).
- Surface water run-off from Highways will be collected in the two Highway Storage Tanks and discharged into SWW assets using a flow control system.
- The existing Land Drain on the site to be diverted / re-routed using sealed 150mm pipework with a new swale above it to collect any exceedance flows. We understand this new pipework is to be connected to the existing very old, unsealed, butt jointed clay 100mm pipework near 17 GPW.

TIMING OF THIS PROPOSAL

CHAT believes the timing of the revised drainage plan publication (just prior to the Christmas holiday) is **more than just unreasonable**. It does not allow sufficient time for members of the public (especially Chillington residents) to be made aware of the new drainage proposal details. There is insufficient time for residents to study / discuss (possibly at a drop in session at the Chillington Village Hall for those residents who do not have internet access) and submit their comments to SHDC LPA by the deadline of the 13th January 2017. On the day the planning application notices were displayed in Chillington, **SHDC closed for the holiday period (23rd December 2016 to 3rd January 2017)**. We also discovered:

- The printers in Kingsbridge were closed until the 3rd January 2017
- The administrator of the Chillington Village Website could not publish any more CHAT Updates until after the New Year break around the 3rd January 2017.
- Chillington residents (and other members of the public) were either away or involved in family festivities and are certainly not thinking / looking at planning application changes.

Although our experienced drainage engineer has now received the latest set of revised drainage plans he is also on a Christmas & New Year break until the 3rd January 2017 and has other work commitments.

It is appreciated that the next SHDC Development Management Committee Meeting is scheduled for the 18th January 2017 but this application is too important for comments to be “**rushed through**” **at the last minute over a Christmas / New Year holiday period.**

CHAT has requested SHDC to extend the deadline until the end of January 2017 and your support would be appreciated. Until otherwise advised, we must however assume that the comments deadline for the public is still the 13th January 2017.

OTHER POINTS

CHAT Update No 23. Many points in the CHAT Update No 23 delivered to you via a mail drop on the 25th November 2016 are still relevant. This includes the following which you may wish to comment on:

- Internal Estate Roads (**around 70% of houses are still planned to be on an un-adopted road**)
- Estate Entry & Exit Junction (**all pedestrians and cyclists** will have to now use the single vehicle entry/exit road junction into Green Park Way for access to the village centre)
- Street Lighting (**street lighting is likely to be a sensitive issue given the rural location**)

Affordable Housing. SHDC has advised that the affordable housing % is now back to the original 35% (50% affordable rent and 50% intermediate housing). We are not sure what the terms **Affordable Rent** and **Intermediate Housing** actually means. However a letter confirming the 35% was published on the planning website on the 23rd December 2016.

S106 Contributions. SHDC has advised that the total S106 contribution is £618,000. The Heads of Terms proposed as part of this planning application just shows the contribution is towards matters such as education / transport / POS (public open space) / sports related provision.

Although the **total contribution** was published on the planning website on the 23rd December 2016, it would be useful and of interest to see the actual breakdown before it is discussed at **Reserved Matters** should the application be approved.

SHDC AND SECOND HOMES BAN

On Friday the 30th December 2016 the Kingsbridge & Salcombe Gazette (pages 1 and 3) reported that following the news that St Ives has won a high court battle to **ban new second homes and holiday lets**, **SHDC councillors say they will support any town or parish in the district** that votes to crack down on second home ownership. Residents may wish to consider whether this is the time for Chillington (part of the largest Parish in the South Hams) to follow suit and lobby the Parish Council to discuss this aspect at the next Parish Council meeting, with a view to holding a Parish wide referendum. A ban on new second homes may lower house prices which would make local homes more affordable for local people.

This is obviously a very personal matter for individuals to consider, but this is probably an ideal time for it to be raised by individuals if they consider this is appropriate for the Parish. If representations are made to the Parish Council now it can be discussed at the next council meeting.