

Planning Application 26/0054 -

Two areas of concern are raised for us as a neighbouring property:

1. Detrimental effects of proposed buildings on boundary hedges.

The NCC Landscape Officer has already pointed out that the closeness of the proposed garden room to the boundary hedge is likely to have a detrimental effect on the hedge. Therefore, it seems very likely that similar damage would be caused by the proposed double garage at the front, which also closely abuts our existing boundary hedge. Although the application form claims that there are no hedges or trees close to the proposed developments, there clearly are, as can be seen on the aerial photographs submitted by the applicant.

2. Increased waterlogging/flooding caused by impermeable surface areas.

Our properties lie on flat, clay land at around sea level. There are no drainage arrangements here for surface water, other than soakaways, and in this location these are effectively useless whenever the water table is raised, as it often is. We note, with concern, that the planning application makes no mention at all of any drainage arrangements for the proposed buildings, which would add some 81m² of impermeable build to the already large increase in impermeable footprint brought about by the replacement of a small bungalow with a much larger house. The new house will have a large terrace at the rear of the house and extending around the house, of undescribed material. If it is to be of impermeable material, such as stone or concrete flags, the house and terrace themselves will be shedding a very substantial amount of rainwater. The demolished house that is being replaced had hard surfaces of gravel around it, allowing rainwater to permeate, and there was a substantial unlined pond at the rear, now filled in by the applicant, that would have helped to alleviate saturation by rainfall. A serious consequence of this recently has been that our underground LPG tank, close to the proposed garage, remains under water for months, causing our gas supply to shut down on occasions, and we have to bale out water by hand to lower the water level briefly for the tank to be accessed for each gas delivery. We therefore consider that the management of surface water should be a serious factor in assessing this proposal.

We understand from Government regulations that sustainable drainage provision is considered critical in building developments, and that developers are expected to consider drainage carefully and build into their plans measures that ensure that runoff after construction is no worse than it would be from a greenfield site. We are aware that the original application for the property (without outbuildings) included a "rain garden" on the western boundary to mitigate runoff and waterlogging, but this form of drainage requires very specific design features to make it effective on heavy clay substrate at or near sea level, as we are here. No details are available on the size and construction of the rain garden, but they would be of particular concern if this further development with a significant increase in non-permeable areas were to be taken forward.

We hope that the planning process will give these two issues due consideration.