

## Planning Application 25/0220 Traston Lane

### Proposal: 22 AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW PUMPING STATION AND ASSOCIATED WORKS

Dear Planning Committee,

It has recently come to my attention that the above planned development has changed drastically from the last time I looked at this some years ago. My apologies, therefore that I am late in objecting to this development.

I have read the documents in the proposal, with regards to water levels, flood reports etc and am seriously concerned about the implications on flooding for the existing houses.

I own 15, Traston Close and strongly object to this development as explained below:

Janet Collins

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#### 1. Planning Application Documents – showing incorrect levels of land

Drawing LT2413.04.09 - Site Sections - Rev.C shows the levels of the proposal at various points. Section 1-1 actually goes through my property at 15, Traston Close, where it joins 13, Traston Close, as shown in figure 1

Section 2-2 goes through the bungalow part of the development, which is indented next to number 13 ( the garden of 13 is narrow at the bottom end)

**The proposal states that all of this development will be raised by 1.4 metres!**



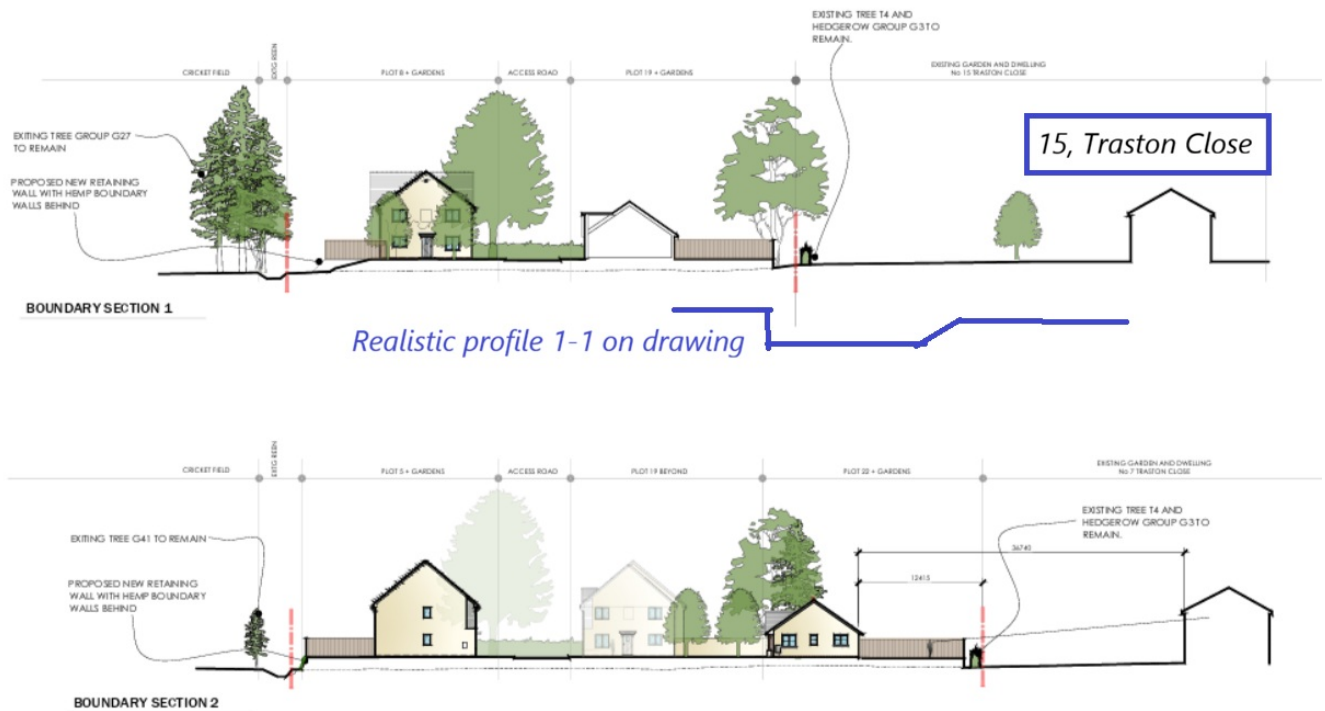
Figure 1 Location of 15, Traston Close on drawing LT2413.04.09 - Site Sections – Rev C

## 2. Section Profiles

The sections 1-1 and 2-2 are shown below – taken from Drawing LT2413.04.09 - Site Sections – Rev C

I have added a sketch showing something more akin to the actual levels of my garden.

Putting the sections 1-1 and 2-2 together means that all of the lower part of my garden will be lower than the proposed houses by 1.4 metres!!



**Figure 2 Realistic profile - through section 1-1**

### 3. Actual views through Section 1-1

The photograph below is taken from the back door of number 15, Traston Close.

It always flooded in the lower half of the garden – and retained water for some time after rains, but in recent years has started to flood the top level of the garden as well.

Plots 18, 19 and 20 of the proposed development would be at the bottom of the garden.

Bungalow plots 20 and 21 would be to the left of the bottom half of the garden.

Proposal to raise all this land by 1.4 metres on top of non-draining clay (specified in the plans), would bring the land up to the level of the arm support on the washing line/bottom of foliage on trees at end/level of the fencing on the right.

What defence will the developer provide against all surface water from the raised development draining onto our land and flooding us?

I hope that this has provided a perspective on the measurements put down on paper.

1.4 metres doesn't sound much, but it is to my shoulder level ( I am 5 ft 6inches), so standing at the bottom of my garden would be like standing in a swimming pool – quite literally!!



***Figure 3 Flooding - garden of 15, Traston Close and perspective of differing levels***



This development should not be allowed without serious considerations of flooding and I would suggest it needs to be viewed from all existing properties. You are all welcome to visit and view before making any decisions!!