

Dear Nathan

We respond to the points you raise in your emails dated 17th May and 22nd May as follows:

- *Regarding the drainage of the site*

Some additional information regarding the proposed soakaway would be useful to understand how this relates to the neighbouring sites, such as impacts on drainage – noting the installation of the fence to occur, would a drain be able to be installed to capture the water and drain to the public system?

The “soakaway” refers to a runoff area where the water is absorbed by the soil and then gradually filters into the ground. It is not an engineered solution but a sustainable method for managing surface water. I acknowledge that the term “soakaway” may not have been the most appropriate. What I intended to describe was a type of runoff area allowing water to slowly filter into the ground, rather than flowing directly into the neighbours’ gardens as previously noted. There is no pipework on this edge of the property, and installing one would require breaking up the tarmac area and slab to connect to the rainwater drainage pipe.

Furthermore, UKPN’s live cables stretch along the boundary which feed into the electricity substation in the adjacent property at Alford House. Digging in that area is not possible and UKPN have rights of way along the length of that boundary.

I want to reiterate that the water runoff is only coming from the area in front of the garages. Our civil engineer confirms (see letter from HTS) that the drainage provisions made in this area include downpipes draining the roofs and threshold drains to the garages flow directly into the underground drainage system.

The rainwater from the house roofs is managed by gutters and downpipes connected to an underground drainage system, which in turn connects to the public sewer. This system also deals with the other hard landscaped surfaces next to the house. The drainage system is shown on the attached design drawing nr: 2318-HTS-ZZ-00-DR-C-0100 C5 and 2318-HTS-ZZ-00-DR-C-0150.

The addition of the sunken planters between the proposed new fence and the garage forecourt will operate to absorb any excess water. This sunken bed will be about 0.5 to 1m wide from the fence starting at no 11 Stanhope Gardens, tapering to the Southeast corner.

- The geotec utilities survey submitted shows a Earth Strap lining the previous area of tarmac for the garages, and which is also mentioned in section 3.2 of the objection by Mr Wells. If you could confirm areas/ catchments of the before and after for runoff to build upon what is provided in Section 5 Drainage Design of the submitted information, that would be helpful.

Could you please clarify the location of this earth strap?

As stated above, our civil engineer has confirmed the solution we have proposed is sufficient to mitigate the amount of water from the area in front of the garages. Refer to the letter attached from HTS.

- Clarify details of the ‘underground rainwater drainage network’ outlined in Section 5, such as the runoff from the house discharging to the public drainage system?

The “underground rainwater drainage network” is shown on Drg No.2318-HTS-ZZ-00-DR-C-0100 C5.

- Regarding change in levels – respond to the points raised regarding inaccuracies and changes.

The information provided by Mr Wells is not to scale and the source of the data is unverified. Our topographical survey was conducted by independent professional qualified surveyors. We can add nothing more on this.

- Regarding fencing details – as previously discussed the maximum height of the proposed fence should be indicated.

We are not able to measure heights from within the neighbouring gardens. We can only measure from 1 Pound Lane. Using the existing topographical survey we can measure the fence height on the boundary from within our site. On the attached plan (240621 - Trellis Spot Levels) have marked individual heights to the top of the proposed trellis at the end of the gardens of 7, 9 and 11. We have also marked a maximum height for the fence and trellis running along the side boundary of No.13.

- Following the email received on 22/05/2024, it has been noted that there are slight changes to the East-West Elevation, with the projection of the building in grey. If this can be clarified.

The section cut was slightly adjusted to pass through the number 11 garage and garden in relation to the 1 Pound Lane property. This adjustment was made to clearly show the impact on the property at number 11, which is why it looks slightly different.