

From:
To: [DCAdmin](#)
Cc: [Nick Hirst](#)
Subject: Planning Application 2020/93954 - Inverted Soakaway Overflow Impact
Date: 24 January 2023 14:41:16
Attachments: [inverted soakaway impact.pdf](#)

Good afternoon,

Please find attached a personal comment concerning the revised housing development off Lingards Road.

I ask that my personal details are not made public.

Kind regards

The Proposed Land Drainage plan allows for a concrete overspill to be built.

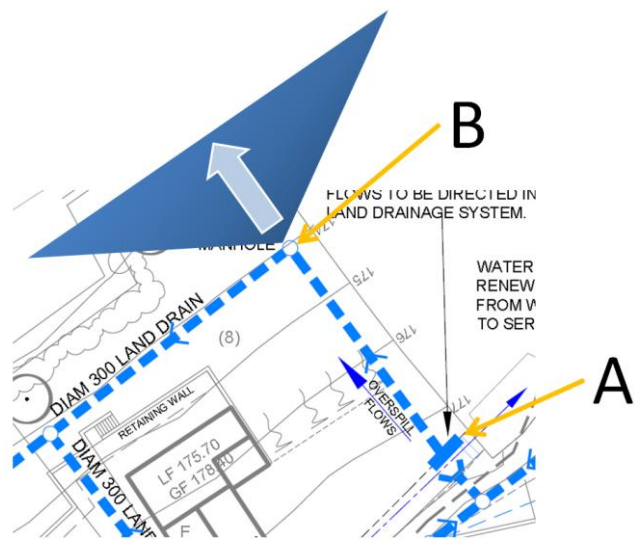
This overspill would be located within the curtilage of plot 8.

The idea being it allows for any excess water, backing up at the point the existing watercourse enters Far Lower Wood farm (marked A), to spill down towards the proposed inverted soakaway (marked B).

That soakaway also being within the curtilage of plot 8.

I note the water would spill down, across the lawn of plot 8.

I presume this is to allow for the fact the drainage flowing from the proposed inverted soakaway may become backed up.



The intention being the water disperses/collects above ground, potentially, until the inverted soakaway is free to take more water.

As the contours show the land slopes down towards Manchester Road, I assume the water may not hang around and could simply flow downhill.

As such, by design, the water would flow onto or through the gardens of properties that back on to that area of the site.

I presume this is something the applicant would have to convey to those Manchester Road residents, and seek the agreement/approval for this to occur.

But, maybe not.

Perhaps, the applicant is free to allow those residents to live in ignorance, until (if it should) something happens and they find an unexpected flow of water finding its way towards them.

I'm not aware anyone has been notified, so assume the latter is the case.

Is my understanding correct?

If so, I'm left wondering what the legal basis is, for allowing water to flow like this, onto someone else's property, without their agreement.

Is it part of the (pre planning committee meeting) planning application process?