

[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 13:43
To: Planning
Cc: [REDACTED]
Subject: Formal Concerns Regarding Flood Risk, Drainage Infrastructure and Boundary Retaining Structure – Planning Ref: 3/2024/1022, 3/2026/0222, 3/2025/0971

⚠ External Email

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Dear Maya,

We are writing as [REDACTED] in relation to the above development to formally express our ongoing concerns regarding the long-term flood risk implications arising from the works undertaken at the site, together with the scale and impact of the retaining structure constructed along the boundary.

Whilst we appreciate that drainage matters have been considered through the planning process, we remain extremely concerned that the cumulative impact of the raised land levels, substantial retaining structure, and reliance upon soakaway drainage systems may expose neighbouring properties to an increased risk of surface water flooding both now and in the future.

In addition to concerns regarding future flood risk, neighbouring residents have already observed significant surface water runoff associated with the development site following relatively short periods of heavy rainfall. We have obtained photographic and video evidence documenting these occurrences and would be willing to provide this evidence to the Council for consideration if required.

Given that these observations have occurred before the site is fully completed and occupied, we are particularly concerned regarding the long-term effectiveness and sustainability of the proposed drainage arrangements.

We are especially concerned that the drainage strategy appears to rely heavily upon soakaway systems which, by their nature, require ongoing inspection, maintenance, and eventual replacement. As soakaways do not have an indefinite operational lifespan and may become less effective due to silting, clogging, changing ground conditions, or inadequate maintenance over time, we would be grateful if the Council could clarify the following:

- What assurances can be provided that neighbouring properties will remain protected from increased surface water runoff throughout the lifetime of the development?
- What is the anticipated design life of the proposed soakaway systems?

- What inspection and maintenance regime will be in place to ensure their continued effectiveness?
- Who will hold long-term responsibility for maintaining the soakaways and associated drainage infrastructure?
- What contingency measures are in place should the soakaways fail, become blocked, or otherwise cease to operate effectively in future years?
- How has the Local Planning Authority satisfied itself that neighbouring properties will not be exposed to increased flood risk in circumstances where drainage infrastructure deteriorates or fails over time?

We are also concerned that the true scale, height, and mass of the gabion retaining structure may not have been fully appreciated during the planning process. It is our understanding that the extent and overall impact of the retaining wall and raised ground levels were overlooked or not fully represented within the approved plans, thereby allowing development to proceed to a significantly greater height and weight than neighbouring residents reasonably anticipated.

The resulting structure now presents as a substantial engineered retaining feature adjacent to neighbouring properties and appears materially different in scale from what could reasonably have been understood from the planning documentation.

We also note from previous correspondence relating to the discharge of drainage conditions that concerns had already been raised regarding whether the submitted drainage information sufficiently demonstrated that flood risk would not be increased. In light of those earlier concerns, together with the surface water runoff now being observed following periods of rainfall, neighbouring residents remain concerned as to whether the implemented drainage arrangements are capable of adequately managing surface water in both the short and long term.

Given the concerns previously raised by United Utilities regarding drainage matters, together with the evidence of runoff already being experienced, we respectfully request clarification as to how the Council is satisfied that the development, in its current form, provides adequate long-term protection to surrounding properties from flooding and surface water impacts.

We would appreciate a detailed written response addressing the matters raised above and confirming what safeguards, enforcement mechanisms, and ongoing maintenance obligations are in place to protect neighbouring residents in the future.

Kind Regards,

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

