

Hi Victoria

We have met with the drainage consultant and have subsequently prepared the attached Site Section that shows more targeted reprofiling in ground levels across the site which will result in less uniform change and thus lower ridge heights (as previously discussed).

From your previous correspondence I understand that your outstanding concern is how any raising of levels across the site (by way of surface water flood risk management) could impact ridge heights of properties and whether this would be acceptable in Planning terms (i.e. in terms of impact on character and appearance of the area and on the residential amenity of neighbouring properties). In particular, I understand you were concerned that through the use of a uniform platform some dwellings could be between 1m and 1.5m higher than those on the adjoining development.

The attached drawing shows 4 sections through the site. The table below shows the minimum finished floor levels for each Section along the site's eastern boundary, together with the anticipated maximum ridge height of dwellings along the eastern boundary based on the Illustrative Layout and the ridge height of neighbouring development.

Section	Minimum Finished Floor Level (m AOD)	Maximum ridge height of proposed dwelling closest to east boundary (m)	Ridge height of closest neighbouring dwelling (m)	Difference in ridge height (m)	Distance (at closest point) to neighbouring dwelling (m)
A-A	81.61	90	89.02	0.98	26.62
B-B	81.61	90	89.90	0.10	29.43
C-C	81.61	89.53	89.52	0.01	36.63
D-D	81.65	90.05	89.52	0.53	28.80

As you can see, through the use of more targeted reprofiling in ground levels each of the sections shows how the proposed development would have ridge heights less than 1m taller than the nearest neighbouring properties, addressing your concerns about ridge height differences between 1m and 1.5m.

Sections B-B and C-C would have almost negligible height differences and Section D-D would only be circa half a meter in difference which would be barely discernible over a distance of 28.80m with intervening substantial vegetation as you can see in the image below.



In terms of Section A-A the difference in ridge height to the closest residential property would also be below 1m. Furthermore, this property is almost at right angles to the site with the property set forward of the proposed development and a side elevation facing towards the application site. There is also a public footpath between this property and the site as shown in the image below.



The ridge heights shown on the attached Sections are representative of the plot sizes (width and depth) shown on the illustrative Site Layout and therefore demonstrate how the scheme could be delivered without adversely affecting the residential amenity of neighbouring properties. With a difference in ridge heights of less than 1m, together with mature intervening vegetation and back to back distances in excess of minimum standards the proposals would in our view fit in with the character of the area which is also of modern residential properties and as set out above without harming the residential amenity of existing residents.

I hope that the above and attached provide you with satisfactory reassurance that the proposed illustrative site layout could be built out without adversely harming the character and appearance of the area or the residential amenity of neighbouring properties and that there is also sufficient flexibility (given the outline nature of the application) to propose house types along the eastern boundary that both sit above the minimum finished floor level and have satisfactory ridge heights.

I have inserted a couple of aerial photos above which I hope help to illustrate the mature vegetation between properties and I have also attached a photo of the existing property in Section A-A with the neighbouring footpath to help further illustrate the distance and context between existing properties and the site.

Regards

Kerry

Kerry Pflieger BSc (Hons) MSc MRTPI

Director - Raw Planning