

## **Drainage and Ponding**

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The poor drainage and ponding references in the planning officer's statement of case and the contributor's letter are both wholly unrelated to any inundation of the site from the Little Eachaig River but merely arise from the site's topography and poor drainage management. Both of these items are easily addressed and are described in detail below.

### **Topography**

We have enclosed a detailed topographical survey of the application field and from this drawing extract (Drawing no: 0704\_DR\_01) it is clear to see from the topographical data that there is a clear depression immediately in front of the proposed dwelling. This depression is at lowest point 11.886m OSD, the river bank bounding the site is at 12.005m – 12.800m OSD. From this data it is very simple to extrapolate where the ponding and drainage issues that are shown on the photographs from the contributor originate from. This is a simple ponding and drainage issue cause by both the field being a very gentle "U" shape in section and a localised depression in the field. We have included a full and comprehensive proposed drainage plan (Drawing no: 0704\_DR\_03) that will successfully and permanently cure this simple drainage issue.

It should also be very clearly established at this point that ALL of the included photographs show water ponding due to poor surface water drainage and absolutely none of the photographs indicate the site being inundated by the Little Eachaig River. A site inspection reveals disused cross site drainage trenches that have, over time and due to a lack of maintenance silted up indicating that this field's poor drainage is more to do with a lack of management rather than an intrinsically badly drained site.

### **Vegetation:**

The planning officer's statement of case refers to the site's vegetation as an indication of the site's "marshy and damp conditions". This conclusion is not in fact borne out by either an examination of the site's topography or indeed the nature of the site's vegetation. The paragraph above deals with the topographical circumstances that cause the site's poor surface water drainage; below is an explanation of the vegetation and its proposed management.

The predominate vegetation that is being referred to is the Common Rush (*junctus effuses*). The presence of these rushes indicates that the soil has a low ph value and is low in nutrients. The presence of these rushes does not necessarily indicate terminal drainage problems. A simple site visit will show this to be the case as the adjacent field to the west of the proposed site is merely one half of a larger field that also compromises the application site. The adjoining field is at approximately the same OSD level and is used for grazing. This area of the field has a higher ph level through either spraying or increased nutrients which results in no rushes. A simple course of spraying on the application field combined with the reinstatement of the field drainage as per the enclosed drainage plan would banish the rushes and the planning

officer's assessment of turning this area into a mown lawn as "futile" is not supported by any close examination of the site's topography or vegetation.

### **Conclusion**

To repeatedly refer to the proposed development site's current poor drainage as evidence of flood risk is disingenuous, especially in light of the enclosed independent Flood Risk Assessment. We do not feel that this site's current poor surface water drainage in any way compromises the proposed use of this area as an occasional garden area and in no way offers comment on the site's likelihood of flooding.

The overwhelmingly positive aspects of this dwelling's landscape setting are we feel being diminished in favour of a very negative interpretation of minor issues. The design intent for this entire field is as a south facing; sheltered meadow vista that sweeps down from the proposed dwelling to the river bank. All living areas within the proposed dwelling have commanding views over this vista. The potential of this field can only be appreciated after a site visit where one can stand where the proposed living areas of the proposed dwelling will be and look out over this stretch of open space. This captivating setting and connection with the landscape is the prime reason for choosing this site for a dwelling.