Nigel Sanderson
[redacted]

Mr. Darren Westmacott
Clerk of the Local Review Body
The Moray Council
25 February 2015

Dear Sir,

I refer to the Neighbour Notification dated 12th September 2014 for planning application 14/01773/APP: erection of a dwelling house and associated works at the site South East of Orchard House, Spey Street, Garmouth by Mr. Cyril Smith.

Although proposals for the house and drive have changed, the new application **still** does not address the problem of drainage at the drive entrance on Spey Street that I pointed out on the application of 6th May 2014 (planning application 14/00747/APP). I note that the "flood risk assessment" given in the previous application has not been resubmitted, presumably because it was so obviously unrealistic.

I have no objection to the house itself, and as a scientist, I am intrigued about how it would work. My problem is with the entrance onto Spey Street.

1. **I object to this application because of the influence of the proposed culvert on flood risk to my property (Steinson House) and to "The Cottage" opposite.**

   A major risk to my property is the street drain that enters the burn below the low concrete retaining wall (see photographs) and beneath the proposed access to the development. In times of flood this drain backs up and water emerges from the grids on my side of the street. This is the source of the water shown behind the sandbags in the attached photo "Entrance to Steinson House looking East Sept 2009" (Photo 2).

   The applicant proposes a culvert with a flap valve to prevent backflow. As photographs 3 & 4 show, this culvert would cover the two existing drains and they would, presumably, have to be connected to it. The flap valve would be downstream of the problem drain. The combination of culvert and valve can only increase the hydrostatic pressure in the drain exit and further exacerbate the problem.

   Photo 1 shows the height of water at the site of the entrance to the proposed property and the strong flow around the low wall from the ditch. A 600mm pipe would carry even less water than the existing open ditch and could increase the depth of water upstream of the culvert entrance, increasing the flood risk to The Cottage.

   To install a drive through the existing banking, willow trees and retaining wall will allow flood water to flow more freely off the field and onto the road. (photos 1 & 5).

2. **Concerns with the compensatory swales.**

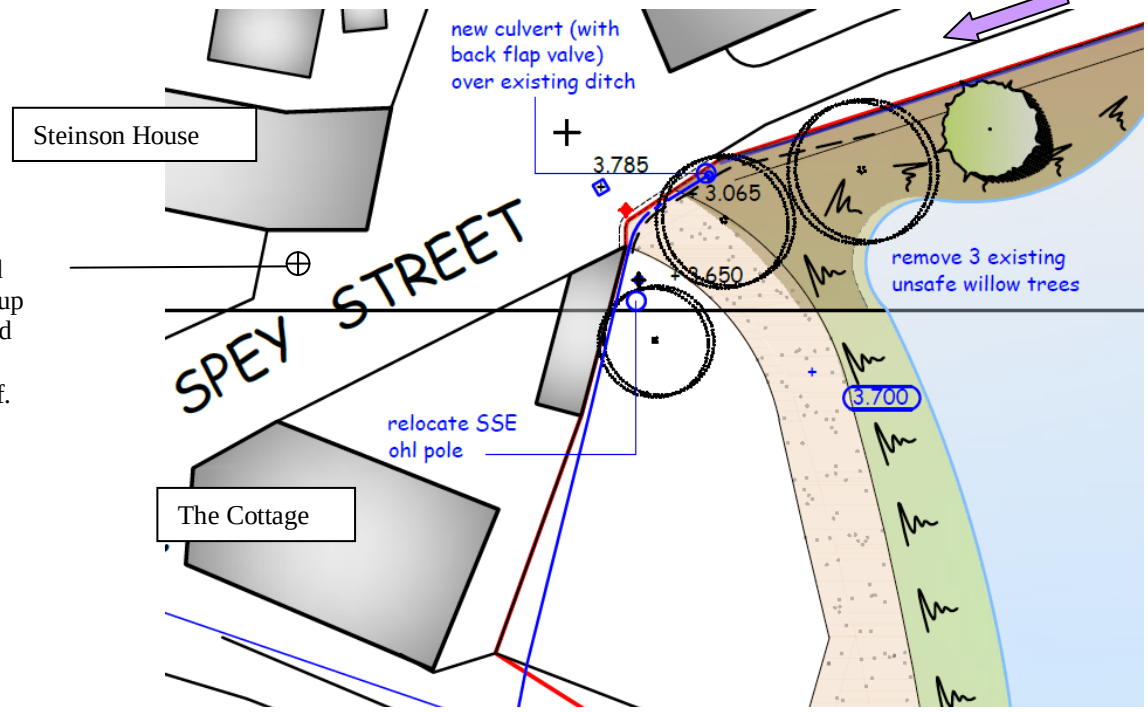
   At present the ground in front of the village hall floods, but is flat and protected by rough vegetation. Once the swale has been dug out the ground will be unprotected and will be vulnerable to scour caused by turbulence in the flowing flood water interacting with the banks on the way in and out of the pond. Surely the swale will only slow a flood for a few minutes until it is full.

Until problems at the Spey Street entrance are solved I object to this application.

Yours sincerely

Nigel Sanderson

Direction of view in photo 5



Site of grid that backs up in flood and has to be blocked off.

Photo 1

Photo 2

Second Drain

Grid

Drain from grid in front of Steinson House

Banking and wall that would be removed to make drive entrance. Site drawings show spot height on the drive 85mm below the manhole cover on the road at the edge of this photo so the banking must be cut through.

Objection to 14/01773/APP. N Sanderson

Supplement 24/02/2015

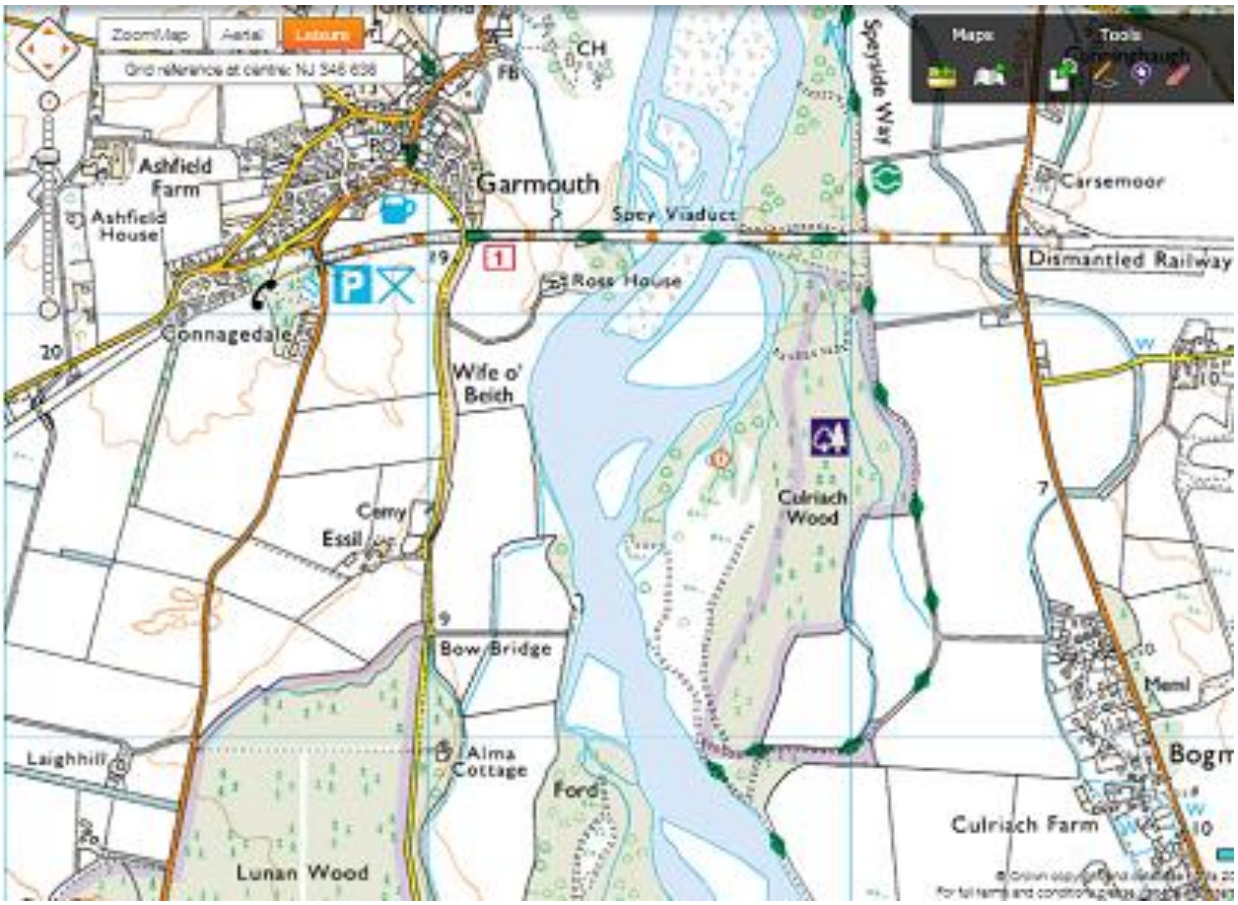
I have attached on the next page amendments to the Grampian flooding survey so kindly provided by Mr Smith.. The map on this page is the 2012 Ordnance Survey.

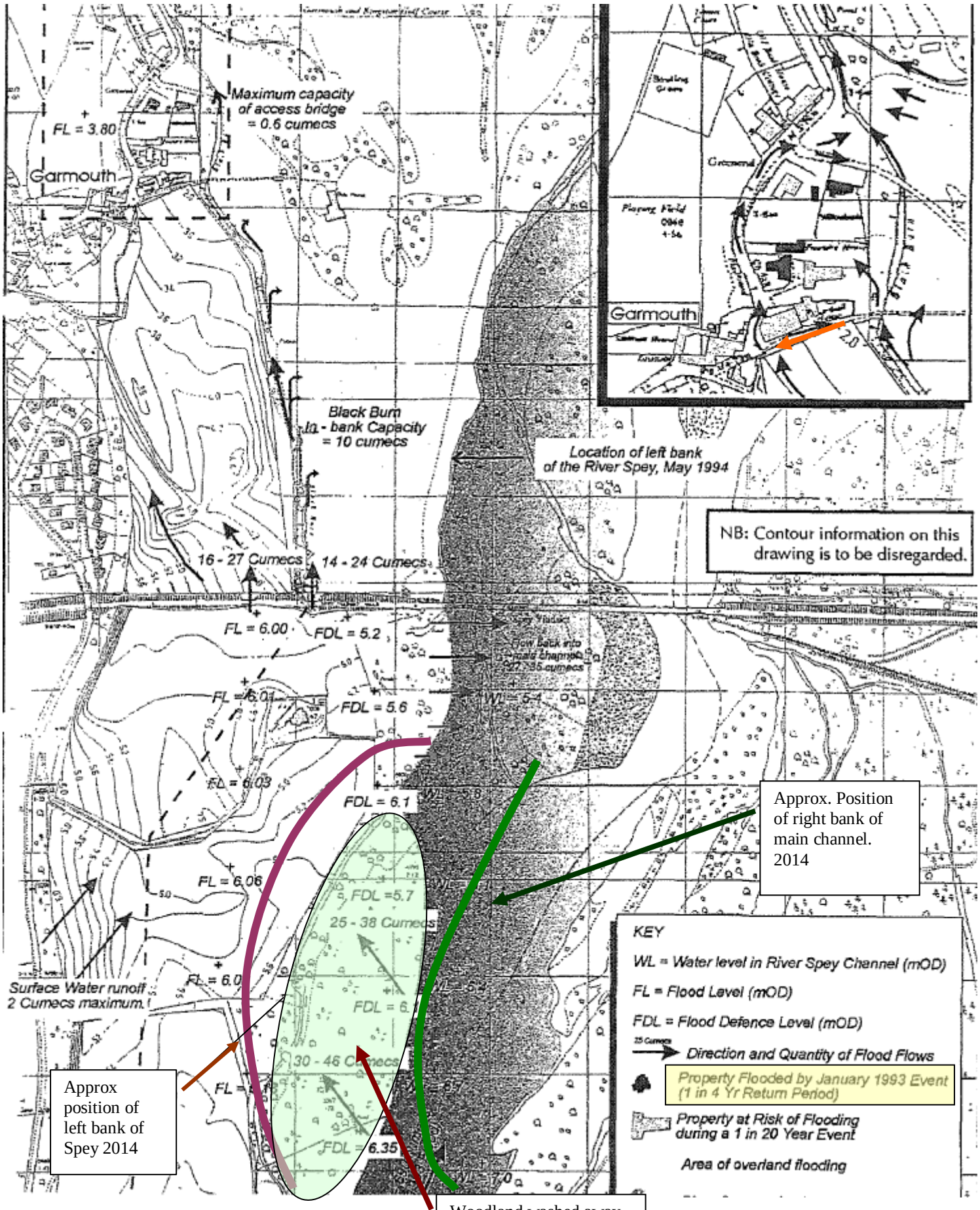
As Mr. Smith mentions in his detailed submission:

The frequency of flooding on the Garmouth & Kingston Golf Course has increased over the last seven years as a direct result of the River Spey's aggressive erosion downstream of Essil instigated by intervention works by the Crown Estate upstream of Essil.

I have added the approximate positions of the present river banks and highlighted the area of woodland that has been lost. I have also corrected the direction of flow of water shown alongside the village hall.

As you can see, flood waters south of the viaduct had to flow through a woodland that was over 100m wide and about 300m long before reaching the fields around Ross House (Queen's Haugh). The trees would have slowed the flow considerably, so the flow rates given in the Grampian survey will be serious underestimates now that the river flows directly onto the fields.




Maximum capacity of access bridge = 0.6 cumecs
FL = 3.80
Garmouth
Black Burn In - bank Capacity = 10 cumecs
Location of left bank of the River Spey, May 1994
NB: Contour information on this drawing is to be disregarded.
16 - 27 Cumecs
14 - 24 Cumecs
FL = 6.00
FDL = 5.2
FL = 6.01
FDL = 5.6
FL = 6.03
FDL = 6.1
FL = 6.06
FDL = 5.7
25 - 38 Cumecs
FL = 6.0
30 - 46 Cumecs
FDL = 6.35
Surface Water runoff 2 Cumecs maximum.
Approx position of left bank of Spey 2014
Approx. Position of right bank of main channel. 2014
Woodland washed away since 2005.
KEY
WL = Water level in River Spey Channel (mOD)
FL = Flood Level (mOD)
FDL = Flood Defence Level (mOD)
Direction and Quantity of Flood Flows
Property Flooded by January 1993 Event (1 in 4 Yr Return Period)
Property at Risk of Flooding during a 1 in 20 Year Event
Area of overland flooding