



The Pines

Shalford Road, Rayne, Essex CM77 6BT

Tel:

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Braintree District Council
Development Management
Causeway House
Braintree
Essex
CM7 9HB

F.A.O. The Planning Committee

1st June 2020

Application no: 19/01387/FUL

Description: Retention of existing stable block and continued use of land for private equine use.

Location: Land North of Old Rectory Lane, Rayne, Essex

Dear Sirs

Having carefully read through BDC planning comments regarding the above application we would like to add our further specific **objections** to the proposed plans:

A small part of the north eastern edge of the site falls within flood zone 2. On the government for planning website the area is flood zone 3. As correctly stated in the report, the land does slope towards Pods Brook from Shalford Road. The Pines is located at the bottom of this slope. Due to the loss of vegetation and the levelling and compacting of the ground the site severely flooded over the winter months. Resulting in the run off, flooding our property.

There is a large drainage pipe that runs underground across the field and this joins the ditch in Old Rectory Lane. All this water collects at the bottom of the lane and runs into a much smaller pipe that runs under our driveway. This drainage system is not sufficient for the volumes of water and with this additional run off from the fields (all the natural flood barriers have been removed) our property is now flooding.

The motor on the electric gates was severely damaged and had to be replaced. Our fencing and the new post and rail fencing erected by the applicants sat in water all winter, obviously this will cause it to rot.

For this application to be considered adequate drainage needs to be implemented be this by Swell or French drains or some other flood prevention measures. The field was so severely flooded all winter that the horses were standing in a swamp and had to be removed in December for there own well being. The applicants have spent the last few months levelling seeding and watering the ground to try and get the land suitable for equestrian use again.

Unfortunately the same situation will arise again when the weather turns to rain. This area of land is not suitable for equestrian use for at least 6 months of the year. At the top of the slope/field is a large redundant area of concrete hard standing which lends itself perfectly for the erection of stables and forms part of the fallow land.



Pictures are enclosed to show the severity of the flooding this didn't happen before the site was cleared of reeds and vegetation, this area of land is a water meadow and should be left as such.

The proposed orientation of the stables to facing north east means the stable block/doors will be pointing towards the "The Pines" this will create loss of privacy due to the plot looking directly into our garden and windows. Noise issues with construction, vehicles and frequent visits to the site. Light invasion due to lighting in the winter months and CCTV cameras will all have a big impact on our home and privacy. An additional area of agricultural land has been planted with grass seed to allow for more grazing this is directly behind our back garden and approximately 18mtrs from the house. The applicants will be looking directly into our kitchen and bathroom windows. The planning department have stated in their report that the development will not impact on the residents in Shalford Road but failed to consider the impact on us.

Having already endured over a year of continuous noise and disruption due to building/construction work. The owners are on site all week/weekend using generators, pumps, petrol trimmers, lawn mowers and quads bikes. The introduction of a water pump drones on for hours on end. Now!! If the application is granted we will have to endure an additional 3 months of continued building works to meet the Planning Departments recommendations.

The applicants have stated in their support comments that we live on a farm so what do we expect. We would like to emphasise that we don't live on a farm we live in a beautiful Old Rectory adjacent to agricultural land. We have never on any occasion complained about the farmers tending too and/or growing their crops and the machinery associated with same, nor would we. We also love horses and have had them ourselves in the past but we considered there impact on neighbours and stabled them accordingly. This is not a personal vendetta against the applicants but we really do feel that this has had a huge detrimental effect on our home and quality of life.

We would also like to point out that the concrete base next to our perimeter fence has now been removed. For this we are grateful.

We sincerely hope that you take our concerns on board and refuse planning permission.

Yours sincerely

Mrs K Fletcher

Encs.