From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 26/01643/FUL
Date: 20 October 2026 02:22:42

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/10/2026 2:22 AM from [redacted]

Application Summary

Address:	Land South West Of 9 Bank Avenue Somersham
Proposal:	Erection of a two storey detached dwelling
Case Officer:	Charlotte Dew

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	9 Bank Avenue Somersham Huntingdon

Comments Details

Commenter Type:	Statutory or non- statutory consultee
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the above planning application. I live at No. 9 [redacted] My concerns relate primarily to the suitability of the shared access, pedestrian and vehicle safety, potential ground instability, an underground watercourse or drainage feature, and the capacity of existing drainage infrastructure. 1. Restricted shared access and vehicle movements The existing shared driveway is narrow, with vehicles passing very close to our house. Our property has already been struck twice by vehicles attempting to manoeuvre. This raises a significant concern about whether the access can safely accommodate additional vehicle movements associated with another dwelling. On-street parking already makes entering and leaving our driveway difficult, particularly because some neighbouring properties do not have off-street parking. Additional vehicle movements could worsen these existing difficulties and increase the potential for obstruction and conflict between vehicles and pedestrians. The shared access should not be directly compared with the driveway opposite. That access benefits from a house being set further back, providing substantially more space for vehicles to pass and manoeuvre. I request that the application be assessed against the actual dimensions and constraints of this driveway, including available clearance, visibility, turning space and arrangements for deliveries and emergency access. 2. Construction traffic and pedestrian safety Construction would require deliveries, contractors' vehicles, excavation machinery and potentially skip lorries to access or operate close to the site. Given the restricted driveway and existing parking conditions, I am concerned about how these movements could be managed safely. Children live and play within the cul-de-sac. Additional large vehicles, particularly those needing to reverse or manoeuvre in confined areas, could increase the

risk to pedestrians.
If the application proceeds, a detailed construction traffic management plan should address vehicle sizes, delivery arrangements, contractor parking, loading and unloading, skip locations and pedestrian protection. It should also demonstrate how access to neighbouring properties would be maintained throughout the works.
3. Previous subsidence concerns and potential ground movement
After the property was purchased, we was advised that subsidence-related problems had been encountered at No. 9 during its renovation works.
In light of this reported history, I am concerned about the potential effects of nearby foundation excavation, ground disturbance and vibration from construction machinery. These matters require proper investigation rather than an assumption that the neighbouring property would be unaffected.
I request that the applicant provide an appropriately qualified assessment of ground conditions and the potential effects of the proposed foundations and construction methods on neighbouring buildings. This should identify any necessary protective measures and monitoring arrangements.
4. Underground watercourse or drainage structure
There appears to be an underground watercourse, culvert or drainage structure running beneath my garden towards the proposed development site.
I became aware of this feature when I accidentally disturbed part of its protective concrete covering while digging. Water was visible approximately six feet below garden level. I cannot confirm its precise route, ownership or function, but its presence warrants investigation.
The applicant should establish the location, depth, condition and purpose of this feature, together with any implications for foundation design, drainage, maintenance access and flood risk. The development should not obstruct, damage or redirect existing underground flows.
5. Surface-water and foul-drainage capacity
Our existing drainage already appears to struggle during periods of rainfall. I am therefore concerned that an additional dwelling, together with any new roofs, driveways or other hard surfaces, could increase pressure on the drainage system.
I am not in a position to confirm the capacity of the existing infrastructure. However, this should be demonstrated through a suitable drainage assessment rather than assumed.
The application should explain how foul sewage and surface water would be managed, identify the proposed discharge points and demonstrate that the development would not increase flooding, surcharge or drainage problems at neighbouring properties.
6. Road condition and the combined effect of additional development
The road is already in poor condition. Further construction traffic could cause additional deterioration, and I request that the existing condition be recorded and that arrangements for addressing any construction-related damage be established.
The combined effect of restricted access, existing parking pressure, additional vehicle movements and drainage concerns should be considered when assessing whether this site can accommodate another dwelling safely and appropriately.
Conclusion
I respectfully request that planning permission be refused completely on these grounds.
In particular, the assessment should be supported by adequate information on access and manoeuvring, construction traffic management, ground stability, the underground water feature, drainage capacity, and finally the safety of everyone on that street.

Kind regards