

Barnett, Jessica: PC-Plan

From: Paul Campbell
Sent: 26 March 2014 13:23
To: Planning Policy
Subject: Basement Developments
Attachments: image001.jpg

Dear Sir or Madam,

In response to your consultation exercise regarding basement developments, Nina and I would like to state that we are very concerned by the very significant number of basement developments and the apparent inadequacy of the Council's current planning policies to deal with the extreme pressure to excavate basements. These developments due to their scale, duration and impacts on our neighbourhood during construction and the cumulative effect of successive schemes have the capability to severely affect residents quality of life through both noise, vibration and dust and through the impact of construction traffic and long-term parking suspensions.

Consequently, we strongly support the Council's proposals to change their policy toward basements in order to:

- to reduce the scale of basements by limiting them to one storey and no more than 50% of the garden, except for listed buildings where there is already a restriction about building under them
- to be more explicit about the need to:
 - ensure proper drainage through soakaways,
 - retain trees,
 - ensure that buildings are adapted to a higher level of performance in respect to energy, waste and water consumption,
 - ensure better control of the traffic and parking problems due to the demolition, excavation and construction process
 - ensure better control over noise, vibration and dust
 - ensure structural stability

We consider this essential because of the impact on the quality of life that is caused by the scale and number of basement construction projects and the resulting inconvenience caused by traffic and construction activity.

We would like to have our support recorded in favour of the proposed changes.

Yours faithfully,

Paul and Nina Campbell

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