

From: r-lambert3@sky.com
To: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0505
Date: 28 May 2025 18:40:06

Good morning,

With reference to the above planning reference number. Following my email sent to you on 1/2/2025, I was awaiting a response. Following comments from the Swifts, to other neighbours in the street, referring to them not having the extension done as I have alleged put a stop to it, I found this strange, as my only issue is in reference to the continued flooding following them raising the garden (above 300mm in places). This, I have now been made aware of in itself required planning permission. Following my inspection of the planning permission I noticed that issue SMDC have been advised by Environmental Health, as have I, a member of their staff actually attended to my address to inspect the issue. During this visit, I was advised that I should not be expected to put up with the excess water coming onto my property, and that it would not be at any cost to myself to have to remedy the problem. I notice that you were advised by EH about issues that went to court in 1897, 1922 and 1987. Again as advised by EH.

“The law surrounding surface water and roof water runoff onto neighboring land in the UK is primarily governed by the Flood and Water Management Act 2010. This act, along with common law principles, dictates that while property owners can manage water drainage on their land, they must do so reasonably and without causing unnecessary harm or inconvenience to neighbors. There isn't a specific date when the law changed to allow or disallow this, as it's an ongoing legal framework built on principles of reasonableness and responsibility.”

Therefore, me personally thinks that it would be prudent if SMDC, amend their out of date comments that they have applied to the planning application.

Yours

Mr Ray Lambert.