



Bothenhampton & Walditch

Parish Council since 1886

Ms Z Linton
Dorset Council Planning West Team
Dorset Council

Via Email

4th January 2022

Dear Ms Linton

P/HOU/2021/05426 33 Manor Fields Bridport DT6 4DB

I refer to your notification letter dated 20th December 2021 regarding the proposed development outlined in the proposals relating to 33 Manor Fields, Bridport DT6 4DB.

I have spoken to residents either side of the proposed development and neither object, however they do raise certain observations, and similarly the Parish Council has reservations which need to be looked into.

1. The owner of No.33 has explained that the studio is for non-commercial use but wants this to be binding in perpetuity for subsequent owners due to the proximity of neighbours and narrow access roads?
2. What are the potential noise levels from the swim spa/gym? Have these been investigated by Dorset Council?
3. Is the sewage system able to cope with outflows from the new additional toilet in the studio and the new additional bathroom in the rear bedroom? Does the outflow pass through any sewage pipes within the curtilage of No.35 and are they capable of taking increased capacity?
4. Will there be any effect on the existing poor water pressure levels we experience due to the addition of a new bathroom, utility room, washroom, relocation of the kitchen and particularly the swim spa? If so what will be done to mitigate this by Wessex Water?
5. The extensions will reduce the ground area for rainwater drainage and the new pitched roof will accelerate the runoff. The plans do not show what impact has been considered and where downpipes will be situated and whether these will run into existing drains or whether new large soakaways will have to be provided at No. 33. This is particularly relevant to the south and east elevations to ensure the damp proof course at No 33 is not breached causing internal damp issues in their bedrooms.
6. No 33 is raised above No. 35 and the owner would need to be assured that they are not at risk of rainwater runoff into their property by the proper provision of soakaways

etc around No.33. (We understand the owners of No 35 have already taken up large areas of paving in our own rear garden to allow for better ground drainage). With climate change we are experiencing heavier rain storms and our garden struggles to deal with these as efficiently as I wish. We cannot afford to have to deal with ingress from elsewhere.

7. The neighbouring residents do not have experience of a swim spa I wonder how any water recycling occurs? Will this impact the owners of 35 Manor Fields through reduced water pressure, noise nuisance or water drainage?
8. The maintenance of the pool clearly raises water management questions that the owner's architect should be invited to address with regard to the environment

The Parish Council cites BANP policies CC1 and CC2 on energy efficiency; D9 on environmental performance. It supports the use of redundant garages.

Overall, The Parish Council have no objections to the plans submitted but they would like to be assured that the impacts mentioned above have been fully thought through by the architect and all relevant authorities have also agreed that no such impacts will occur, or that the authorities will seek the appropriate, effective amendments to their plant/services to enable the plans to be completed without detriment to other residents.

I look forward to hearing from you.

Yours sincerely,



A J Basker
Chairman - Bothenhampton & Walditch Parish Council
clerk@bothenhamptonwalditchparishcouncil.com
Website www.bothenhamptonwalditchparishcouncil.com