

**GULLANE AREA COMMUNITY COUNCIL**  
**(Representing Aberlady, Dirleton, Drem and Gullane)**

[www.gaddabout.org.uk](http://www.gaddabout.org.uk)

Environment  
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9 March 2023

Dear Sirs

Section 42 application to vary condition 3 of planning permission 16/00552/PM - to remove the requirement of tree and hedge planting between the proposed houses to the south of existing houses at Elcho Terrace and The Pleasance (retrospective)

**Land To The West Of Aberlady, Aberlady, East Lothian**  
**Ref. No: 22/01253/PM**

The Gullane Area Community Council submits the following response to the above application for planning permission. The subjects lie within our community council area.

The applicant's justification statement is "During the construction of this project, it has become apparent that due to existing ground conditions and ground level tie in points to existing property along Elcho Terraces, plots 32 – 39 of the consented development suffered from standing water and rainwater flooding within their gardens. To resolve this issue a filter trench has been installed within the strip between plot 32 – 39 boundary fences and existing boundaries along Elcho Terrace to rectify the flooding issue. This has resulted in a filter trench within the narrow strip that had previously been proposed for tree / hedge planting as per the yellow highlighted working within Condition 3, although it has been successful in rectifying the standing water issue..."

The use of a filter trench in this situation, where the margins are permeable seems highly unusual. They are normally used at edges of road or other hard surfaces. They also have a reputation for having a high failure rate. The attached picture does not show what we would expect to see when looking at a filter trench. The residents most affected state that their standing water and flooding is no better than it was before the introduction of the trench. In our view this is plainly a design cock-up; a failed attempt at a quick fix.

Our understanding is that the Council does have the legal powers to impose new conditions to this planning permission. We ask that a condition is placed that ensures that a working and long term viable solution to the drainage issues is added. If that is imposed we agree that the current condition can be removed.

Yours faithfully

**Martin White**  
**Planning Spokesman for and on behalf of Gullane Area Community Council**

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