

From: [REDACTED]
Sent: 16 June 2024 23:30
To: objectionsgfps
Cc: [REDACTED]
[REDACTED]

Subject: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged



Grangemouth Flood Protection Scheme (GFPS) objection for [REDACTED]. Name of the objectors are [REDACTED]

We wish to raise an objection to the GFPS on the basis of a lack of detailed information. In your data collection process I ([REDACTED]) made telephone and written enquiries about details of the plans. You failed to provide this information.

We understand the benefits of managing flood risks in the estate and surrounding area and welcome the overall purpose of the scheme. However, the lack of detailed information available and our ongoing concerns are such that we cannot at this point support the scheme. We require more comfort and information on the plans of the scheme in relation to our land and house.

Our property sits adjacent [REDACTED]. The GFPS plans suggest that a flood defence wall will be built between the Chapel burn and the properties in Waters End. This I believe means that a wall will be built between the Chapel Burn [REDACTED]. Noting at this stage that we went to great expense to landscape our back garden in the summer of 2022 and we have a garden hut situated at the back of the garden near the garden perimeter fence. We believe at this stage that the structure of our home, our land that we own and our peace of mind is at risk due to the schemes plans. We cannot accept such risks. Note that we have a young family including children [REDACTED]. We also have pets that rely on the garden for exercise each day. I work from home and require the house to be able to perform my professional duties. Ultimately we need comfort that our lives, our wellbeing and our home and property are being fully considered and risks are managed appropriately. Where risks do materialise then we expect that appropriate compensation is provided.

The following points are of concern to us:

1. Your plans and information you have made available including your notices have not to date confirmed exactly where the flood defence walls will be built and how that potentially could impact our land and property. The sign at the Chapel burn [REDACTED] states that the wall will be built adjacent to the garden fences, so the size of gardens is not reduced. However, this provides little comfort about where exactly the wall will be built and what will happen to fence and gardens during the process and what we are left with afterwards.

2. Please confirm where flood defences will be built considering our back garden and our garden fence. I am looking for detail including how many meters away from my garden fence the wall will sit.
3. Are you intending to access the area being worked on via my back garden or will this be accessed via the other side? I cannot permit access to be given via my back garden for various reasons.
4. Are you intending to alter in any way my property including my garden or garden fence as part of the GFPS work? This includes any alterations during the work. I cannot permit this for various reasons.
5. Please confirm what the flood defences will look like and if they will be visible from my garden. Your visuals on your website are all very interesting but tells me nothing about what this will look like for my house. One of the main reasons we bought this property [REDACTED] was the back garden. The trees out the back are great and keep the garden enclosed. We are unhappy at the thought of this being changed and hope that it isn't as bad as it sounds.
6. What will happen to the trees that are currently situated between my garden fence and [REDACTED]? These are large trees that keep the garden enclosed and stop onlookers from the main road and the pub / restaurant [REDACTED] over the road.
7. The security of my back garden feels like it will be compromised as a result of the work being done. Afterwards, my fear is that my back garden is much more accessible from [REDACTED] area as it is now. This decreases the security of my home which is a worry. What plans are in place to mitigate such risks?
8. How long will the works take on the flood defences near our house? When will they start and when will they finish? What do you expect to be the disruption from noise due to the works? [REDACTED] and is sensitive to disrupted routine and noise. Can you confirm the hours of the day where work will be done?
9. Do you expect residents in the impacted houses to remain within their homes while the work is carried out? What if they cannot due to noise or upheaval from the work being carried out?
10. The walls will need to be built with a solid base which will surely require piledriving deep into the ground. My main concern here is any land subsidence or damage to our property structure or land owned as a result of the work being carried out. Can you give details as to the risk assessment of this aspect please? I cannot accept any damage or increased risk to my property (including foundation / structure as a result of the building of the flood defences to my house or garden (including fence). Please provide details of your plans for compensation for such damage including where families will be unable to live in their home due to damage or work being carried out including noise.
11. You will be aware of land ownership in the area. I expect that you will be purchasing the land that the flood defence walls will be built on from respective owners including myself. Can you confirm details of this please?
12. Furthermore, after the works are completed the area where the flood defence wall will be built will require maintenance. This maintenance will include controlling any growth of weeds, grass, trees or shrubs. The walls themselves will also need maintained. I expect that as you are proposing the works you will be responsible for maintenance of the area where the wall is built, including the wall itself. Can you confirm the GFPS

plans for ongoing maintenance please? I cannot accept responsibility of maintenance of this for obvious reasons.

Regards

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.