

We are writing a further response to our previous comments:

SuDS system

The plastic grate system that is proposed under the 'spine roads' on the estate, to act as an attenuator will be for most of its working life be under water because the natural ground water is so high. Therefore the attenuator would full and not slow down the outflowing water thus making the attenuator redundant.

Bio retention area

This is in the lowest part of the site adjacent to the river. Should the river level rise and flood the Swale, the SuDS system would be backed up.

Potential pollution

Oil/petrol spillages from vehicles could pose a problem as the site road network is permeable thus draining into the SuDS system and then into the Ems.

The same could also apply if ever a fire developed on the site and various chemicals/foam were used to put out the fire. The Fire Brigade have stated in their latest comment that there could be 'fire water run off' which in turn would end up in the system.

The SuDS system is a wholly man-made set up to deal with a natural element, i.e. water. It will need constant maintenance and cleaning to ensure a proper function so that it does not clog up with silt and leaves. The maintenance is to be a private arrangement by the residents as these roads and pipe work etc are not going to be adopted by the local authority. The maintenance would require a vigorous regime and rely on a very capable maintenance company to prevent any back up in the system and cause further flooding. Would this extra expense be manageable for people living in 'affordable' housing?

Road arrangement parallel with the Ems

The latest site plan shows that this section of road and certainly the SE corner would be under water in a flood. This would render some 10 properties stranded - 28% of the site number of dwellings. All the allocated visitor parking spaces would be untenable and therefore need to be relocated away from the flood zone.

Public footpath through the site

The generous offer from the applicants of allowing walkers to use the site road to continue their walk should the proposed new footpath position be under water, is ludicrous because this road, as mentioned above, will also be under water.

2036 Local Plan

Councillor Leah Turner has stressed that the Development and Housing department wants to protect the borough from speculative development to avoid government intervention which could impose on more development than they believe to be sustainable.

Having an up to date Local Plan will mean that the council can retain influence over where development should be located, rather than it being delivered in an ad hoc way as a result of speculative planning applications, sometimes without sufficient benefit to local communities.