**MIKE H added -** *Good list of points. My only suggestion is we need a primary point which I suggest is flooding and which should be given the strongest emphasis in the eventual letter.*

**Mike D commented by email -** Thanks for sight of this draft.

My comments mirror those made by Mike H. The is issue of surface and groundwater flooding and ‘run-off’ from the current site (NOTE: ground levels have been changed, raised at the lower end of the site, since it was ‘cleared’ of trees and vegetation) and has adversely and severely impacted several properties abutting the site. I, like Mike H, believe this issue needs to be highlighted.

I agree with the requirement for a ‘green/ecological corridor’ between the gardens and the adjacent properties but this must NOT be within the curtilage of the new gardens, as proposed by the developer, as its retention cannot be enforced once the new properties are sold!

In addition, I do not accept that the main drainage issues have been properly considered. If the houses at the lower end of the site are to connect to the existing main foul sewer, which drains the existing five houses in Foster Lane, then they will have to be raised significantly higher than the existing ground levels and this will impact even more on the privacy of the surrounding properties.

Thanks,

Mike

**Draft of points to be included in letter to planning officer:**

**Land East of Wagtails** PL/2022/03103

The PC beliefs strongly that some of the net biodiversity gain required should benefit the village.

The housing density is out of keeping with the surrounding developments – it is important to maintain a sense of the village’s rural identity. E.g. the recent Pembroke development is surrounded on two sides by open green spaces.

Biodiversity loss could be partially mitigated by reducing the density & by widening the green strip around the edge of the site and installing a pond area in the SE corner of the plot, by ALDE20.

This area of the village has a long history of significant problems with both ground water and surface water flooding/ponding. Reeds are growing in the area of plot 22 suggesting very damp ground, and there are areas of ponding across the site. The changing pattern of the climate is resulting in more extreme rainfall events meaning that flooding problems are occurring with an increasing regularity. The record rainfall of the last year has resulted in raised ground water levels with water emerging from underground springs. This trend is predicted to continue in the future and drainage plans that have historically been seen as sufficient now need to be adapted to manage the impact of a changing climate. The Flood Risk assessment for this development states that ‘where possible non-trafficked hardstanding and footway areas should be constructed to naturally fall into adjacent garden/green areas.’ There is little doubt that such a strategy will result in flooding occurring in the neighbouring gardens, as has already occurred in parts of the new Pembroke estate.

There will be a need to define clear boundaries with neighbouring properties without damaging removing/damaging trees/shrubbery on the boundary.

The PC would like to see the Housing mix including three affordable options and would propose 50% rented, 25% shared ownership, 25% starter homes.

The house on Plot 22 needs to be turned towards the south east to respect the privacy/location of the existing property (Honeysuckle House). Currently the orientation of the house shown on the plans would look directly into the living room of Honeysuckle house.

The PC would like to see a ‘walk to the village school route’ included from the NE end of the development connecting to ALDE20.