

Please could the following comments be added to the evidence file for the application (20251233):

Following our email conversation, I have been in contact with Ardent, the company who provided the flood assessments for Esquire. I now know that their reports do not constitute a 'full, independent flood risk assessment' and there are many very important and relevant omissions in these reports.

Before any decisions are made about this application, it would be right and necessary for the council to get a full independent FRA for the site, as flooding will negatively impact many properties along Downs Road, including my own, and we should not be put in this unfair position in the first Place.

The reports do however confirm that there is indeed a flood risk to other areas from developing the site, even though you have to wade through a lot of data for that to become clear. The report suggests suds to try and reduce this risk of flooding.

The developer has incorrectly ticked 'No' to 'Will the proposal increase the flood risk elsewhere', which technically makes their application invalid. Also, the suggested positions of the suds and quantity of them would certainly not provide the protection required.

The reports focus on moisture content of the soil and highlight that the area is currently in flood zone 1, but completely fail to show the bigger picture and other factors that should be taken into account. Firstly, Downs Road is located directly downhill of the proposed site and was built on an old river bed. The other side of the valley is already built on, so the agricultural land where they propose to develop acts as an essential soak away that naturally protects Downs Road from flooding. This protection is why we are currently in Flood Zone 1. The development would inevitably move us out of that safe zone.

Downs Road already has problems clearing existing water following heavy rain, adding to it would be disastrous. The drains under Downs Road are very old (as are the water supply pipes) and do not have the capacity for the additional rain water or waste water from the site, living there we are witness to this!

There are huge omissions in the report regarding my own property, which runs through the centre of the proposed site, cutting in in half. We share a boundary line of around 240 metres with the site, about 180 metres of that are directly downhill of it. It is common knowledge that in in flash flood the water will travel downhill along the path of least resistance, yet zero flood mitigations have been put in the plans to protect our property. In fact, on the developer's plan drawings and flood assessor plan drawings, we have been blanked out making it look like there is nothing in that space, so needs no protection. Our summerhouse, outbuildings, bee hives etc have missed from their drawings, so are not taken into consideration.

The developer on their original plan drawing from their consultation meeting last June labelled our property as being 'incorporated' into their proposals, making it look like our garden was some kind of carbon offset to their plan (I can provide evidence of this). We

were not consulted about being 'incorporated' and despite what their plan drawing implied, Esquire has no legal right over our property and we have no option agreement with them.

If the flood assessor was also led to believe that our property was part of the development or a public green area, then you can see why it was omitted from their report. Our summerhouse (not shown on any plan drawings) is close to the boundary and steeply downhill of the site and would undeniably be at risk from flooding. I ask that the council come and see this for themselves.

The plan is also fatally flawed with the ponds. What you cannot see on the drawings is that these ponds are planned to be built on sloping land, which technically is not really possible, but if it is done, then during a flash flood the pond would overflow at the bottom of the slope and downwards to flood the front of my property and then onto Downs Road. Nothing is proposed to stop this.

If this site does get planning permission, then I would like to request that the council could put stipulations in place to oblige the developer to compensate myself and other Downs Road residents a fixed agreed amount for moving their homes out of Flood Risk Zone 1, which would increase our home insurance prices and also decrease the market value of our homes.

Secondly, I would like to request stipulations could be put in place for the developer to pay compensation when new flooding occurs, where there has never been flooding before and development has created surface run off and reduced natural drainage.

The developer's application is not accurate and is very misleading in terms of flood risk, and the flood report is full of very obvious omissions. Attachments show where my property is in the centre of the plan, an aerial photograph of it and my summerhouse downhill of the site for the evidence file to go with this information.



(P.S. I am not trying to be difficult, this is just a very frightening situation for us to be in and I would hate to end up with a lifetime of flooding problems, because of the inaccuracies in this application)



