

To the Community Planning Team

Comments on The Puddletown Neighbourhood Plan – from Robert & Debby Thomas-Orchard. [REDACTED]

We live at [REDACTED] on the North side of the Village, opposite [REDACTED] [REDACTED]. In September, we will have lived here for 25 years. We have temporarily moved to a neighbouring property, [REDACTED] while our home is renovated.

We are happy to note from the Plan that you ask developers to use the latest information on flood risk to ensure that development does not take place in the flood areas or worsen flooding off-site, however do have some concerns regarding the development at Northbrook Farm, which we will detail below.

Druce Road (in front of the Moor Cottages) becomes submerged when the River Piddle floods. We note from the plan that an all-weather off-road pedestrian path will be created across this open space to link to Druce Lane, prior to the occupation of the first dwelling – our concern being that the all-weather off-road (or possibly raised) pedestrian path that is due to be created would possibly exacerbate the flooding on Druce Lane (The Moor). Also, as we've mentioned, Druce Lane becomes submerged when The Piddle floods and is not safe to walk along it, are you also planning an all weather off-road (possibly raised) pedestrian path for Druce Lane – if so, we would have the same concerns that it will block or impede the floodwater from its natural channel and exacerbate the flooding.

The floodwater has reached approximately 15 foot from the front of our home, we are concerned that anything that impedes the rivers natural flow when flooded will force this closer, and possibly into our home.

Also, the watermeadow/floodplain behind The Moor Cottages floods, and we have the same concerns - that any hardstanding (or raised) all weather paths will exacerbate the flooding, and force water closer to, and possibly into our home.

**Any pedestrian paths that are constructed cannot impede or block the floodwater, or have a negative impact on the effectiveness of the watermeadow.**

We note that with regards development at Northbrook – To ensure that “A drainage plan is secured to manage groundwater and surface water disposal from the site without discharge to the A35 highway drainage system, and in accordance with Policy 8” – if it is not to the A35 drainage system, where will the surface water disposal be discharged – hopefully not the area already at high risk of flooding, Druce Lane. We note elsewhere in the plan that it is mentioned “Any drainage plan, where required, should assess, and where feasible and appropriate, incorporate, opportunities to reduce the causes and impacts of flooding below current levels..” – hopefully this will be the case with Northbrook Farm.

We note and are happy to read the comments in the plan that large expanses of tarmac can give an overly urban impression so this must be avoided; hopefully if/when building is completed at Northbrook, it will have the minimum hardstanding and tarmac, to enable ground water to soak away, to ensure that that development does not exacerbate the flooding on Druce Lane.

We would welcome a discussion regarding our above concerns.

Kind regards

Robert & Debby Thomas-Orchard

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Sent from [Mail](#) for Windows 10