



26 May 2026



In response to the Applicants comments to my written submission in REP2-044, I would like to make the following points:

- 1.0 The applicant states that “There would be a neutral or beneficial effect on on-site and off-site surface water flood risk.” If the Applicant or their many experts really believe this, will they accept any future responsibility and therefore offer compensation to any buildings/property that floods after they start their building work and throughout the life of the development?
- 2.0 I notice that several similar issues are “Under Discussion” in the statement of common ground with the Environmental Agency. Specifically sections in “Topic: Flood Risk and Drainage” sections 20 and 21. They state, “additional pluvial hydraulic modelling for the Scheme...” Again, another case of expert modelling being different from real life on-site experiences of local flooding on parts of the proposed site.
- 3.0 I find both the Applicant’s response to my written statement and that of the Environmental agency to be not sufficiently complete for me to feel confident that my property will not flood in the future if this scheme is allowed to go ahead.

Regards

William Scurry