

20th August, 2026

Dear Planning Inspectorate,

I am making further representation to you with regard to the risk of an increase in flooding events and their severity in relation to two properties (my neighbors and my own) at Foxley if the proposed Development goes ahead in its current form.

This follows on from my previous representation (REP1A-023) and reflects my review of the following updated documents from the Developer:

REP5-047 / 6.3 Environmental Statement Volume 3 Appendix 11-2 Flood Risk Assessment and Drainage Strategy Lime Down A (Rev 5) (Clean)

REP5-049 / 6.3 Environmental Statement Volume 3 Appendix 11-3 Flood Risk Assessment and Drainage Strategy Lime Down B (Rev 5) (Clean)

REP5-051 / 6.3 Environmental Statement Volume 3 Appendix 11-4 Flood Risk Assessment and Drainage Strategy Lime Down C1 (Rev 5) (Clean)

REP5-053 / 6.3 Environmental Statement Volume 3 Appendix 11-5 Flood Risk Assessment and Drainage Strategy Lime Down C2 (Rev 5) (Clean)

REP5-055 / 6.3 Environmental Statement Volume 3 Appendix 11-6 Flood Risk Assessment and Drainage Strategy Lime Down D (Rev 5) (Clean)

All these documents are relevant as Norton Brook will be the recipient of run-off from across the above Solar PV sites to varying degrees, but especially C, which is the largest Solar PV area being proposed. Norton Brook will therefore be particularly vulnerable to any changes in the run-off characteristics as a result of the proposed scheme, and of particular concern to me as my property is at risk of flooding from it.

The Developer continues to rely on the (contested) principle that established vegetation under the Solar PV panels will be sufficient to control run-off. This confirms that (a) there is a recognized issue that requires mitigation in some form, and (b) that until the vegetation is established there will be no run-off mitigation. The fact that such vegetation will take time (3-5 years?) to become established, leaves our properties particularly vulnerable to excessive run-off during those years. There is no evidence that this 'window' of risk has been considered by the Developer.

I also note that the Developer has a "Drainage Hierarchy" which includes 'Priority 3: Discharge to an Above-Ground Surface Water Body'. From my perspective, this appears to be a potential problem rather than a solution.

It is frustrating that the Developer is persisting within current documents with statements about no reports of flooding in the vicinity, although I first reported

property flooding as part of the Planning Inspectorate OFH-1 meeting on the 21st of April.

Given the history of flooding of the two cottages at Foxley by Norton Brook, it's remarkable that the Developer has not made any effort to investigate the specific risks to them.

I am requesting that the Developer undertakes a specific assessment of the flood risk to the two properties in Foxley and publishes the results accordingly, to enable the Planning Inspectorate, and others, to have a more informed understanding of the risks.

For information, below are 4 photographs of the outside of our property comparing normal with the in-flood conditions that resulted in both properties flooding in 2024.

Yours Faithfully,

Andrew Calderbank



