

Issue 4 VENNING

PMM 2 North East Yeovil Sustainable Development – South Somerset District Council Local Plan 2006 – 2028. Thursday 12 June

Mr Hogger was kind enough to send me a copy of the programme for his hearings into Major Modifications (MM) to the South Somerset District Council Local Plan 2006 – 2028 and accompanying documentation. I would like to use this opportunity to make a statement reinforcing my objections to the proposed North East Yeovil Sustainable Urban Extension.

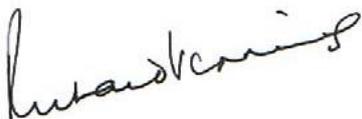
I ask that the Inspector takes particular note of the flooding in Somerset during the winter 2013/14 (and which happened after the deadline for submission of objections to the MMs). Levels of flood water in Mudford were higher than I have experienced in 20 years. In my view this clearly demonstrated the folly of adding directly to the volume of water running directly into the Yeo and which flooded Mudford this year. This water, when it left Mudford, soon arrived in Muchelney and Burrowbridge where it contributed to the well documented disaster. The proposed NE Yeovil extension is in an acutely vulnerable area where run-off has a near immediate impact and the proposal is very likely to substantially add to the already dangerous volume of water.

If flooding mitigation schemes, such as SuDS are to be relied upon they must be capable of absorbing the increased run-off from the SUE at Upper Mudford, whatever the additional costs incurred. Developers in this area have a long history of reneging on promises to include amenities (we know of no examples of SuDS here) and unless legally enforceable severe penalties are included in any development permission we believe it highly unlikely that water retaining schemes will actually be built at the expense of housing.

In sum:

- Since my original objection to the inclusion of Upper Mudford in **PMM2** on the grounds of, amongst other things, **flood risk**, the winter's floods have demonstrated the severity of the risk..
- The proposed development **will inevitably increase the surface area and generate much increased run-off directly into the Yeo** above the point where it floods.
- **Amelioration schemes, such as SUDS, are not proven to be completely effective** in reducing run-off to zero and, in the light of cases of developers being allowed to forego expensive community schemes in housing developments, **there is little confidence that such schemes will work in this case.**
- **I seek the removal from PMM2 of the proposed Upper Mudford extension unless legally enforceable guarantees can be given that there will be no increase in run-off into the River Yeo.**

Yours sincerely



R M Venning

