

From: [REDACTED]
To: [Local Plan \(TWBC\)](#)
Subject: Response to Inspectors Initial Findings of the Examination of the New Local Plan
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Revision of the Strategic Policy STR/SS 1

Keith Sinclair

[REDACTED]

Have read town council's response and am in general agreement. In particular my comments are –

1. Construction in flood zones 2 and 3 ill advised as large areas no longer available for natural drainage of rainfall, due to housing / pathways / roadways footprints will significantly increase flood risk with no straightforward mitigation possible.
2. Existing arrangements for sewage and rainwater outfall and treatment are stressed / at capacity or beyond with existing approved development. For example in times of high rainfall treatment works do not have the capacity and overflow of untreated sewage to water courses already takes place. Also underground pipes cannot cope as witnessed by localised flooding witnessed in the Nursery Road area. Major works required to cope with existing approved building works without further expansion.
3. Stress on public facilities / infrastructure already acute. Impossible to get Doctor's appointment due to lack of Doctor availability. Schools will not be built to meet more demand as K.C.C. has no cash and flood zone proposed construction is not the answer. Roads capacity and road repair status poor and noticeably worsening in the last years. Infrastructure works must be carried out up-front and developers are not likely to do this.
4. Climate Change impact has general agreement at all levels of government and any new developments in the paddock Wood / Capel area must make much more provision for the very different climatic future.

Yours sincerely
Keith Sinclair

