Review of key objector comments as relevant to current reserved matters submission.
21.11.2022

Objection	Applicant Response
Cllr Avery, & Parish Council Attenuation pond is unusable	See drawings: • *21027-1000 rev P6 Drainage Strategy KEY PLAN* and • *21027-014 rev P2 - Drainage Basin Section Detail* These shows the drainage basin/open space will be largely flat, with very shallow sides, gently grading down to 950mm at its deepest near Plot 25. ***An artist image is being prepared to demonstrate this.***
Cllr Avery: Excluding the on-site green space, the density is high	It is quite normal for density to be calculated *including* the open space that is designed into the project. In any event, this is not a high-density scheme. The current proposal for 35 dwellings is a reduction on 38 houses allowable under the terms of the approved outline permission. The current scheme is at a low density of 18.62 dwellings to the hectare. This is far lower than the wider density of this part of Surfleet (the wider area presents 20.14 dwellings to the hectare). The site's lower density is the result of respecting neighbour constraints and the applicant's desire to create a large attractive central green with a decent sense of place.

Cllr Avery • There was flooding in August 22 • Flood risk not addressed here	We have full knowledge of water table levels and are not aware of persistent flooding. Any recent flooding has already been addressed in the comments to the council by the County Council's LLFA (see their email dated 17.08.22). We believe there is some compacted soil (our infilled trenches for archaeology works may explain some ponding) or blocked land drains. Our site preparation will introduce new drainage that will resolve any present flow issues.
• Comparison made with 47 Milestone Lane and refusal of H22-0450-22	Comparison not valid as circumstances different. Our land raising is variable across the site and grades down to boundaries so it not noticeable.
MP John Hayes • Seeks clarification in refuse collection • Concerned about flood risk; natural soakaway removed. • Affordbale housing (AH) should be 33%	• Collection will be from an adopted road, with refuse storage points included where needed in a few private cul de sacs (shown on *Drawing 243.D.01E Site Layout 03.10.22)* • On Flooding, see advice above. A new drainage scheme will improve surface water management. • AH is policy compliance at 25% and supported by Housing Strategy Manager's comments
Cllr Jane King Sloping garden will result in surface water run-off	The gardens on the south boundary do slope down to the existing hedge due to FRA levels, but this slope is gentle with rainwater generally percolating into the soil. The site sections (*revised* plan 243.D.15C) as issued to planning show the minor slope.