

**Copy of an email received from Gerladine Le Cointe in response to the GRG newsletter dated January 2010**

*Dear Graham,*

*Please find below our comments on the GRG newsletter:*

*Mike Gilbert and I have been meeting Persimmon and Taylor Wimpey (new developer partners for the site) on a monthly basis since last October. These meetings have concentrated on viability issues and the drawing up of an agreed timetable for the submission and processing of the forthcoming outline planning application.*

*To date, we have not been involved in any technical discussions with the developer. Persimmon and Taylor Wimpey have stated that they intend to submit an outline application for the whole site in the summer. However, this timetable may slip if all the necessary technical information isn't complete and/or hasn't been 'signed off' by statutory consultees such as the Environment Agency, Highways and Natural England. Grove Parish Council has not been involved in these meetings.*

*Despite what is stated in the GRG newsletter, any outline application on the site will **have** to be accompanied by a full Environmental Impact Assessment which will be required to address all the likely environmental impacts of the development on the site and its environs.*

*The preparation of the EIA is the responsibility of the developers not the council. If the application is not accompanied by a full EIA, it will be invalidated. Similarly, should an additional environmental impact come to light during the processing of the application, the clock will stop and the applicants will be required to produce further information on this before the application is determined.*

*Any inaccuracies in the EIA can and will be challenged by the council and the full EIA document and a non-technical summary of it will be available for everyone to look at and comment on.*

*The EIA will cover many issues including, highways, drainage and nature conservation.*

*Officers are aware of the flooding issues relating to the site, as are the Environment Agency, and these will be taken into account when the proposed surface water and foul drainage solution for the site is discussed with the developers. Likewise, any impact of the development on local watercourses and rivers including the Letcombe Brook will be taken into account.*

*I do not know the source of the alleged comments by 'planners' regarding the slope of the site and the drainage into the Letcombe Brook but I have been the case officer for the site for the past 4 ½ years and I have never made any such comments.*

*I consulted Peter Dela, our drainage engineer, on the newsletter and he has the following comments to make:*

*"As you know despite the work that Persimmon's consultant had previously done on the drainage for the site, neither the drainage baseline survey nor the Flood Risk Assessment were ever submitted in a final version and signed off by the EA or the Council as they were considered to be incomplete and additional information was requested in order to satisfy both authorities. To my knowledge no further versions of the documents have ever been submitted. Therefore, if the developer is proposing to submit an outline application in July then it will be necessary for these documents to be updated to include all flooding events to date and revised river modelling data and be approved prior to any submission. Otherwise, I'm sure that the EA will raise an objection to the application on flood risk grounds".*

*I hope the above proves useful. Please do not hesitate to contact me if I be of any further help.*

*Kind regards,*

*Geraldine*

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