

Spatial Planning
Wycombe District Council
Queen Victoria Road
High Wycombe
HP11 1BB



July 12th 2019

Re: Princes Risborough Expansion

Dear Sir/Madam,

I write, once again, to express my concern over one particular aspect of the local plan for the expansion of Princes Risborough, that is, the issue of drainage.

My wife and I have lived for 24 years in Park Mill at the southernmost end of the proposed development and feel, therefore, well-qualified to comment on the issue of the risk of flooding.

During periods of heavy rain, the lane that runs past our house and the rest of Park Mill has to carry large amounts of run-off from the fields to the east of the railway and water from springs which appear along the lane. Any increased flow resulting from the development could result in our properties being at risk. The balancing ponds shown on the plan appear to be located too far north to have an effect on this potential problem.

Of more concern is the millpond between our properties and the railway line. The millpond does not appear on any of the maps of the proposed development and yet it is connected to the lake which is shown on the extreme southern end of the plan. The stream which is shown rises as a spring in the hills above Princes Risborough and flows under the railway line, into the millpond and, then, via very rudimentary sluices operated by myself and my neighbours, it continues downstream towards the River Thames. In periods of heavy rainfall, we have to open the sluices to lower the level of the pond and, in our considerable experience, any increase in the flow due to run off from the southern end of the new development would quite probably overwhelm the present archaic arrangements, resulting in our properties being flooded.

We have voiced our concerns on many previous occasions but have not, as yet been given any satisfactory reassurance that the problem is being addressed. At public meetings, we have been told that the experts were "aware of the problem" but this does not allay our anxiety particularly as, in spite of our requests, no-one from the planning department has ever been to view the site. We feel it is high time for a drainage expert and engineer to visit our properties to view the problem at first hand and at the very least to recommend the provision of enhanced flood control measures to protect our properties.

Yours faithfully,

A black rectangular redaction mark covering the signature of Roderic Wall.

Roderic Wall