

My concern relates to possible flooding of my property as the solar farm will occupy the farmland to the west and north of my garden with a drainage dyke running along the western border. I have been in discussion with Low Carbon (Gate Burton Energy Park Limited) for the last year or so regarding the potential for flooding caused by changes they might wish to make to the site drainage. A number of mitigation options have been suggested by their flood team to protect my property, but it is now clear that these will only be considered when detailed drainage plans are drawn up after planning consent has been granted. At that point Low Carbon could choose to do nothing.

To my mind the broader issue is that the plans submitted and under consideration at PINS do not contain sufficient detail to determine flood threats to specific properties and consequently any mitigation work necessary. The plans, as submitted, contain no specific proposals for mitigation work to be carried out on the land adjoining our property. The uncertainty is worrying but equally it will concern our insurers who may choose not to continue to provide cover for flood risk. In conclusion I believe the applicant has not carried out the necessary work to assuage my concerns and should now update plans with the necessary detail.

I believe the examination needs to ensure that the proposal, if approved, contains adequate safeguards and guarantees for nearby properties that could be affected by drainage changes on the development site.