

Flooding



Short Sentence on Flooding & Biodiversity

The land in question is prone to flooding as evidenced by past food events in the area which have affected nearby properties and infrastructure. Flood risk assessments have highlighted the vulnerability of this site to heavy rainfall and rising water levels, making it unsuitable for development and posing risks to future residents and surrounding properties, Furthermore, the area provides a crucial habitat for local wildlife, and any development would lead to habitat destruction, loss of biodiversity, and environmental degradation. Protecting these green spaces is vital for maintaining local ecosystems and supporting species that rely on this environment.

AI Version:-

Flood risk makes Park Pale unsuitable for development

Past **flood events** in and around Park Pale have repeatedly affected nearby homes, roads, and local infrastructure. This is not a theoretical risk — it is a **documented pattern** of flooding in South Godstone.

- **Flood risk assessments** identify the site as highly vulnerable to heavy rainfall and rising water levels.
- The land acts as a **natural floodplain**, absorbing and slowing water flow during storms.
- Building on this area would reduce natural drainage, increasing the likelihood of **flooding for future residents** and **worsening flood impacts** on neighbouring properties.
- Emergency access, insurance viability, and long-term safety would all be compromised.

In planning terms, this makes the site **fundamentally inappropriate for development**.

Ecological importance and biodiversity loss

Park Pale is not just open land — it is a **critical habitat** supporting local wildlife and forming part of a wider ecological network.

- It provides feeding, nesting, and movement corridors for species that rely on undisturbed green space.
- Development would cause **habitat destruction, fragmentation**, and long-term **biodiversity decline**.

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- Once these habitats are lost, they cannot be easily restored, especially in an area already under pressure from surrounding development.

Protecting this land helps maintain **local ecosystems**, supports species survival, and aligns with national biodiversity commitments.

Question to be researched:

there is reference to flooding mitigation with excess water from the development draining into ponds from an objection to the “200 houses”] where does the water go to after that. Further who will be responsible for maintaining and clearing the ponds in the future. Will the residents of the new development have to pay into a maintenance fund (freehold) and who will manage this? If there are issues with flooding who would take responsibility for riparian enforcement.