

Application 20/02166 - Land and Lakes East of Railway and West and North of Datchet Pumping Station, Horton Road, Datchet Slough.

Datchet parish council would like to issue an **Objection** to this application on the following grounds:

There are a number of local concerns from the community on this application. The main concern is on flooding and the impact of any development approved to reduce natural drainage in Flood zone 2 & 3 where this proposed development is situated. We would refer this to the agency responsible for input. Additional to this would be the amount of parking allocated and the need for the volumes proposed if approved in it's current form would increase hard standing and reduce natural drainage in an area that is prone to annual flooding. Has any assessment or report been produced to support the number of proposed bays as we cannot see any evidence for the need. This site sits on Green belt area of land within the historic and picturesque village of Datchet, see attached references in particular Borough Plan map of green belt and we feel due consideration should be made for the need to lose Green belt for any purpose but for a use without a need would be a local concern:

<https://www.dropbox.com/sh/7z2undi7efcstvh/AAAUZoeQ0mvonH0WvyshAQTBa?dl=0>.

It is the opinion of The Parish council to protect areas designated for this purpose for the benefit of it's residents and this particular site is listed as a wildlife site and protection of the biodiversity of this site should be given more weight. Additionally, we would draw the planning officer's attention to point 1.2 of the Highways comments where it states: "The proposal locates in Datchet, at approximately 1.5 km from the closest train station. Therefore, the development is considered to be in a poor accessibility location." We do not see any evidence on the benefits to the local community or outside visitors attending by any public transport links and therefore we question the need for this application for this use without public transport links. We hope that the officer takes into consideration our local concerns when deciding on this application.

<https://www.dropbox.com/sh/loh200bldd0owpa/AAAbtx4clOXWXV-SMipE8SGma?dl=0>

If planning was granted, we would like to request that conditions should be added to protect local residents and restrict or control the following:

1. Controlled movements to and off the site to support residents living close by.
2. Noise concerns with restrictions and limits set to supply protection to local residents
3. We would like to see strong controls imposed to maintain the development to the agreed plans approved and any changes should be referred back to the Parish Council for local input. Or overseen by the local authority to maintain the development within the application.
4. This area sits directly on one of the main access routes into the historic village of Datchet and views should be protected.