The long-awaited application for the housing development at the top of Westwells Road is now in. I have 'mined' the site to see if it has value for Donkey Field issues and have identified the following from the two documents attached (see 2014 and 2026 Flood Risk Assessment reports attached).

Flood Risk Assessment (FRA) was done in Nov 2014 by RSK limited [the same who did the Donkey Field for the Summix housing application] and paras 6.3.1, 6.3.2. & para 10.2 rehearse the same solutions/issues we have been fighting over Donkey Field drainage as being the surface water drainage solution for the Rudloe site i.e. dump the water downhill. This FRA was issued four weeks after Westwells was flooded in Sept 2014!

Roll forward to the Drainage strategy of 19 June 2026 and a whole different perspective is on the table see para 3.2.0 and para 3.2.3 which I paraphrase as:

Since the FRA has been approved [12 years ago**!**], further investigations have been undertaken regarding the point of surface water discharge with the following issues:
• Surface water cannot discharge to ground due to subterranean structures (including a box tunnel and MOD bunker)
• The surface water sewer within Westwells Road is a Wessex Water overflow from a reservoir, to which discharge has been refused
• Surface water discharge to the local foul network has been refused [Wessex Water]
• Riparian consent to discharge to the culverted watercourse to the south has been refused [possibly the MoD drain]
• Requisition to the nearest watercourse is not possible due to crossing of MOD land [MoD]
• Any drainage arrangements crossing MOD land has been refused due to security concerns. [MoD]
As a result, it has been agreed with Wessex Water that a pumped connection to a manhole located to the north of the site in Bradford Road [this manhole is well to the east and looks as if it will drain down to the Skynet Drive area and then possibly the MoD estate].

It appears NWAG efforts have gained some traction and many of the (flooding) issues flagged have been recognised. It's fascinating that all these points have been firmly assimilated in a document issued some nearly five months before the Donkey Field plan was formally approved. So all the parties know, and knew, exactly what is going on and that the reservoir overflow and the MoD drain are being used illegally by ARK amongst others. **So why has this developer had to prove a viable drainage solution before approval but ARK did not?** It's noted that the detail work in the new drainage strategy was done by STANTEC who NWAG previously approached for advice but we were declined for an unspecified reason; now we know why.

Aside from the flooding issues I have commented on the application site as follows:

" Sir, concerns raised in previous correspondence concerning the absence of effective surface drainage down Westwells Road arising from the Nov 2014 RSK Flod Risk Assessment [Para 6.3.1 para 6.3.2para 10.2] seem to have been recognised as I note the surface water drainage plan dated 19 June 2026 [para 3.2.0 & para 3.2.3] identifies that in the absence of effective surface water drainage down Westwells Road it will need to be pumped to the NE along the Bradford Road to an existing manhole. Presumably the Lead Local Flood Authority (LLFA) will address its onward transmission given the known down flooding occurring into the MoD site from the North.

I would raise two further concerns:

a. There is a very high degree of light pollution to the south from both MoD and ARK real estate as a consequence of the massively tall flood light system which covers both sites and will be immediately adjacent to these domestic buildings. The floodlights are on continuously throughout the hours of darkness 365 days of the year. They light up the whole area like a football stadium or railway yard.

b. The noise and vibration analysis makes no mention of the low frequency tonal noise issue from the data centres that has plagued many residents and been the source of numerous complaints to the WCC enforcement department who are well aware of the issue. This noise is very low frequency 24/7and cannot be blocked by double glazing or domestic acoustic shielding. This issue is endemic to data centres and is well documented. It seems not to be recognised by the data centres themselves as it apparently falls outside the strict definition of 'noise' regardless of how debilitating it is. Its pernicious nature has been so detrimental to health and mental balance that it has caused a number of residents to sell up and move away. Any property in line of sight with the data centres has the potential to be badly affected.