

# Comment for planning application 21/03522/OUT

<b>Application Number</b>	21/03522/OUT
<b>Location</b>	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils
<b>Proposal</b>	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points.
<b>Case Officer</b>	Samantha Taylor
<b>Organisation Name</b>	
<b>Name</b>	RICHARD SAUNDERS
<b>Address</b>	161 Rutten Lane, Yarnton, Kidlington, OX5 1LT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Reading Apppendix 5.4 Trrp on drainage and Chapter 11 Flood Risk Assessment Appendix 1 Part 1 I disagree with the WSP consultant's opinion that flooding from surface water is of low risk. Evidence from last winter's storms and previous storm seasons would also question that opinion. My property flooded 4 times from surface water from the surrounding fields behind my property. Surface water spills over the field boundary into my garden. Further, surface water fills the neighbouring pond in the surgery grounds, flows through my front garden and gate and flows down Aysgarth Road. Picture attachments enclosed. How the WSP consultant considers the surface water risk to be low is beyond me? Obviously not his property that gets flooded? How can the Council rely on a report commissioned by Merton College? Where is the independence in this report? The outfall numbered C in the report cannot cope with the existing levels of surface water. So how will it cope with extra demand created from the increased surface water generated from the hardstanding of 500 homes and associated roads that will inevitably flow quicker downhill to my property? Perhaps someone can explain? The existing pond cannot cope with the current situation yet alone with the extra demand created by the proposed development. It has never had any maintenance carried out on it and consequently the capacity of the pond has reduced leading to it overflowing sooner. With a heavy storm the pond is overflowing within 20 minutes. If the original capacity was restored that would at least ease the problem. Can you confirm whether there are any plans to develop the surgery? I cannot see any plans but confirmation from you would be helpful? Will the new access to the surgery be gated as is the case now? Can you confirm whether the building proposed next to the surgery is the home hub? If so what height is proposed? What is the planting plan for the area of green space directly behind my property?</p>
<b>Received Date</b>	21/11/2021 16:22:33
<b>Attachments</b>	The following files have been uploaded: <ul style="list-style-type: none"><li>• IMG_2906 23122020 (800x533).pdf</li><li>• IMG_2907 23122020 (800x533).pdf</li><li>• IMG_2911 23122020 (800x533).pdf</li><li>• IMG_2914 23122020 (800x533).pdf</li></ul>







