

Comment for planning application 21/03522/OUT

Application Number	21/03522/OUT
Location	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils
Proposal	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.
Case Officer	Samantha Taylor
Organisation Name	Yarnton Flood Defence
Address	28 Spencer Avenue, Yarnton, Kidlington, OX5 1NG
Type of Comment	Objection
Type	neighbour
Comments	<p>Please see attached documentation detailing our specific supporting our objection: PR9 - YFD Planning Objection 22.11.21.pdf PR9_Development Brief_Yarnton Flood Defence Group Response_v1_8.9.21.pdf Ref: Planning Objection - 21/03522/OUT Date: 22nd November 2021 We are writing to make a strong formal objection to the planning application 21/03522/OUT - Land West of Yarnton based primarily on the failure to address increased risk of flooding to the existing community. As recently as January 2021 our village has been severely affected by surface water and foul water flooding with properties inundated with water ruining homes and gardens, causing anxiety across our community every time a significant period of rainfall approaches. Whilst we are working to address the insufficiencies in the existing drainage system with various agencies who have a responsibility for drainage, there is a genuine fear that if the development of PR9 proceeds without full integration and assessment of current flood-related issues in Yarnton the overall impact from flooding will increase to a level that is entirely unknown. Our objection is based on the following: There is no acknowledgement or consideration of the combined flood risk at the development site and the existing village - there is a large omission in the flood assessment maps of the known River Thames Flood plain (see comparison flood maps in the attached documentation). There is limited documentation demonstrating an understanding of historic drainage channels and local topography. The proposed development will lead to a heightened flood risk for the Yarnton community due to a squeezing of available drainage capacity between the PR9 development site (the source) and the Thames flood plain, (the sink) on which the village of Yarnton borders highlighted by point 1 above. No measures have been detailed for the displacement of ground water within the development site either during construction or upon completion. No information or assessment of grey water systems within development site and their impact on existing foul sewage networks has been included in the PR9 plans. No information is in the PR9 plans about proposed foul sewage pumping main routes or outfall points in the existing village of Yarnton. There is concern in regard possible exceedance flow routes and flow depths from the development site through the existing village of Yarnton which does not have sufficient capacity in its drainage, as has been proven in recent flooding events. There is a lack of clarity in regards the management and maintenance responsibility for the drainage scheme post development ensuring liability is clearly defined from outset. Empirical evidence and in-depth community knowledge to support our objection can be provided to applicable planning officers upon request. Please refer to our prior detailed letter to the Development Briefs Project Team dated 08.09.2021 (PR9_Development Brief_Yarnton Flood Defence Group Response_v1_8.9.21.pdf) which is also attached ref: Local Plan Partial Review Draft Development Briefs for PR9 (Land West of Yarnton) which is also included in this objection for reference. We have serious concerns that if these factors are not fully considered and addressed through the planning process the community in Yarnton will suffer from increased flooding risk both in severity and frequency. Should this indeed be realised we would in the first instance pursue a remedy via the local flood authorities. If unsuccessful we would encourage private individuals to seek recompense for future damages from the stakeholders concerned. Figure 1 PR9 map is included in planning application in attached document PR9 - YFD Planning Objection 22.11.21.pdf Figure 2 Map from Parish Online showing the Environment Agency surface water flood risk area to</p>

the south of Yarnton (i.e. the full extent of the River Thames flood plain in attached document PR9 - YFD Planning Objection 22.11.21.pdf Our objection is fully supported by Yarnton Parish Council and has ben forwarded to Layla Moran MP for consideration. We look forward to receiving your response. Kind regards, David Thornhill, Colin Rhodes and Steve Smith Yarnton Flood Defence yarntonflooddefence@gmail.com Yarnton Flood Defence is a voluntary organisation run by residents from the Village of Yarnton. YFD is supported by Yarnton Parish Council the aim of the group is to reduce the flooding risk to the entire community of Yarnton collaborating with Oxfordshire County Council, Cherwell District Council, The Environment Agency and Thames Water.

Received Date

23/11/2021 10:01:04

Attachments

The following files have been uploaded:

- PR9 - YFD Planning Objection 22.11.21.pdf
- PR9_Development Brief_Yarnton Flood Defence Group Response_v1_8.9.21.pdf