

Comment for planning application 21/03522/OUT

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| 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 | Linda Griffiths |
| Organisation Name | |
| Name | Stephen Smith |
| Address | 8 Stocks Tree Close, Yarnton, Kidlington, OX5 1LU |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>Published Final Flood Risk Strategy Report - OBJECTION</p> <p>The main thrust of the the FRA still aims to show that the development will not increase flood risk in Yarnton and the Applicant has chosen to ignore the existing flooding issuing from their green-field site. It states that the development may, in a small way, benefit the village and slightly reduced flood risk in the Aysgarth Road area in particular. However, the FRA includes a number of caveats to this statement, which provide little if any confidence that the alleged benefits can be realised. The FRA doesn't quantify how much benefit the development might bring to the village or how much work will be left for CDC and/or the LLFA to do to provide the same level of flood protection the new development will enjoy - or how it will be funded. In fact, from the assumptions made in the report, its seems equally likely that there will be an increase in flood risk to the existing housing stock.</p> <p>The proposed FR strategy will undoubtedly provide a high level of protection to the new houses. The CDC could take one of two measures to protect the existing residential areas in the north of the village to the same standard:</p> <p>a) The applicant being in control of the only remaining open land to the north of the village could see that additional and sufficient flood mitigation measures are provided on their site to manage the flood exceedance flows currently leaving the site, flooding the highway and putting surrounding residential property at risk.</p> <p>OR</p> <p>B) The CDC protect existing residential property by appending a condition to the planning approval to the effect that: development should not proceed until the CDC and LLFA have investigated and assessed the flood mechanisms at work in the village and agreed a costed flood risk strategy for the village. AND have agreed a source of funding!</p> |
| Received Date | 29/01/2023 20:54:05 |
| Attachments | |