

Rachel Tibbetts

From: Planning
Sent: 13 June 2023 12:58
To: DC Support
Subject: FW: Planning application 21/03522/OUT Land East of the A44 allocation (Policy PR8) | Begbroke South, Hallam Land Management | Online Public Consultation

From: Yarnton Flood Defence [REDACTED]
Sent: Tuesday, June 13, 2023 12:41 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
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Subject: Planning application 21/03522/OUT Land East of the A44 allocation (Policy PR8) | Begbroke South, Hallam Land Management | Online Public Consultation

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Land East of the A44 allocation (Policy PR8) | Begbroke South, Hallam Land Management | Online Public Consultation

Dear Ms Simpson,

Regarding the public consultation, the Parish Clerk has forwarded to us a copy of your consultation leaflet that you have distributed in the village. We have several points we want to register with you and the planning authorities at this stage.

Firstly: the name with which you have chosen to head the consultation. We consider that you have chosen to use the planning policy title for benefit of clarity for the Planning Authority and not residents. The majority of residents will not recognise "Begbroke South" as a local name within Yarnton. Begbroke being a separate village two miles to the north of Yarnton. A consequence of which many Yarnton residents, after a brief glance at the headline "BEGBROKE SOUTH", will be discarding your public consultation leaflet as having no direct consequence for them, it being in the next village. Whereas clearly it does, particularly those residents who will front onto the four story development along the A44. We therefore find the naming to be misleading, and would request that it is changed to represent the closest conurbation, Yarnton.

Secondly: the application site red line encompasses a section of the existing service road on the west side of the A44. The significance of its inclusion is not mentioned. The service road currently forms the Southern leg of what seems likely to become the CDC approved flash flood exceedance route off the Merton College site PR9. We will be

interested in your detailed proposals for the management of flood risk on the service road down to where it rejoins the Yarnton brook crossing the A44. For the avoidance of doubt we have attached an image showing the most recent event.



Thirdly: SUSTAINABILITY

“A range of measures that will assist in mitigating environmental impacts. Working with existing water flows to create a new waterscape that works in harmony with the landscaping and creates new habitats”.

The development site is historically an area of marsh where water was free to accumulate in the subsoils and in very wet periods above ground over the whole of the site. Your consultation documents do not seem to say how you propose the “the new waterscape” will “work in harmony with the landscaping” when your proposals seem to consist of channelising the existing flows into a narrower corridor through the site potentially altering water levels upstream. We would appreciate if this could be further clarified.

The Yarnton Flood Defence group was established following a number of flash flood events affecting Yarnton and the surrounding fields, which continue to have a significant impact. To date you have not made direct contact with us to enlighten us about your proposal for flood risk mitigation on the development site or the potential impact on the existing village. We would appreciate a direct response to this email.

It is our firm view that it is absolutely necessary for a single flood risk strategy to be produced that covers all of the development sites surrounding the existing village AND including the existing village. Where as the village and the development site may lay outside the published fluvial flood zone mapping, Yarnton has already had significant flash flood occurrences which are clearly identified in the district planning policy documents. The LLFA and CDC policy of dealing piecemeal with the development sites is to us, reckless and will put the health and wellbeing of the existing residents at more risk and possibly including some of the newcomers.

We look forward to your response to our three concerning points raised.

Best regards,

Dave, Steve, Colin, Matt and the other associate members of YFD.



Yarnton Flood Defence Group
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