

1 Hart Walk
Upper Heyford
Bicester
Oxfordshire
OX25 5AF

30 May 2018

Your Ref: 18/00825/HYBRID

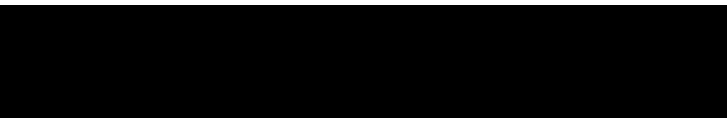
Dear Sir or Madam,

We would like to object to the proposed planning permission, especially in regard to parcel of land 17. Our objections are on the following grounds;

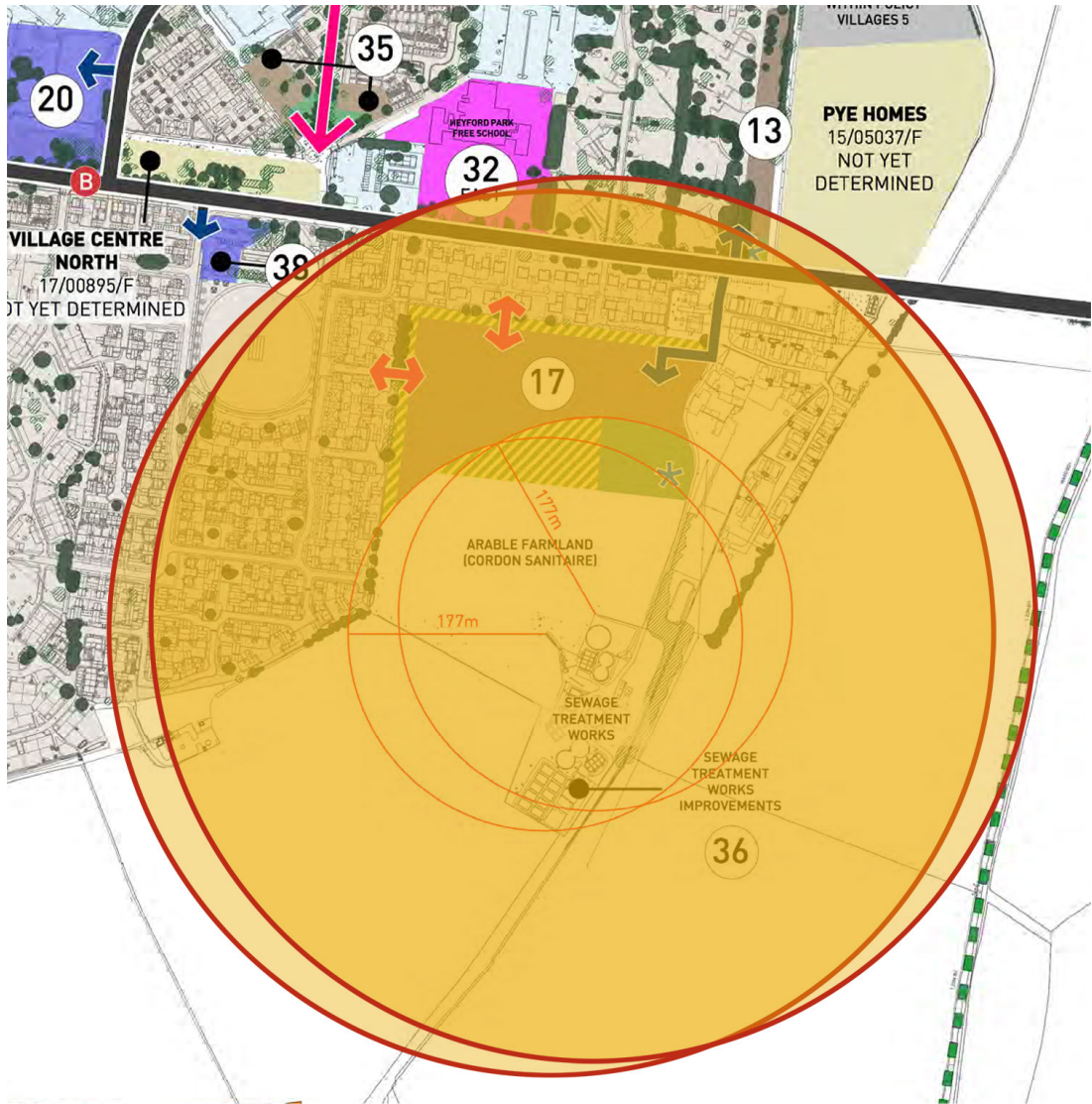
1. Document 09191529 is inaccurate. It states that we (1 Hart Walk) were consulted regarding the proposed development. While we were aware of some of the continued building works, i.e. restaurants and shops, at no point we're we ever consulted with regard to the proposed plans.
2. Our house currently overlooks parcel 17 and we have unobstructed views of the countryside south of Upper Heyford. The construction of 62 dwellings in this parcel will destroy the view and our privacy. Had we been warned about the plans when we bought the property in 2016 we would not have proceeded with the purchase, however Dorchester Living assured us that no plans were in place and the fields in front of our house weren't going to be built upon and the house was sold to us as a 'Field View Property' not a 'Temporary Field View Property'.
3. The noise and disturbance caused by the ongoing build of 62 homes on our door step is not unacceptable. We specifically moved to this property for its isolation and privacy. In addition, once the plot is completed, we will have people walking past our property at all times of day and night to reach the local amenities, plus all the additional noise from people walking back from the bar / restaurant after closing time. It will completely change the type of property we own and intrude on our right to privacy.
4. The new development will cause a loss in value of our house with the removal of the current views and the elimination of the privacy and isolation. Who will be responsible for loss in equity?
5. There is simply no need to build on the farm land in front of our house. Why do these new properties need to be built on farm fields that are still in use, there are plenty of available space on the old airbase.
6. Most importantly, we would also like to object on the grounds that the distance between the plot and the sewage treatment plant is too close. Anglia Water published the following recommendations regarding Encroachment Risk Assessment on Sewage Treatment Works and distance from proposed developments. [http://www.anglianwater.co.uk/assets/media/121212_Asset_Encroachment_Risk_Assessment_Methodology_publish\(1\).pdf](http://www.anglianwater.co.uk/assets/media/121212_Asset_Encroachment_Risk_Assessment_Methodology_publish(1).pdf) In it they show maximum distances reached for an odour footprint of 1.5ouEm^3 - the odour concentration advised in the Environment Agency's H4 Guidance for assessing odour risk from treatment works and how these distances increase in line with population growth. Given the proposed plot will increase the population by almost 3,000 people and given that there are currently well over 2,000 people living in Upper Heyford at the moment, this moves the risk up to the 5,000 – 10,000 population bracket and in turn means the minimum distance from the sewage treatment plant to maintain a low risk needs to be at over 400m. As you can see from the attached image with the unsafe zone at 400m added, this means that not only do we and all the current houses in Hart Walk, Wellington Road, Duvall Park and more fall into the medium risk bracket, but so does the free school. This reason alone should stop any grants to plan as it clearly shows it would be damaging to the environment and affect the wellbeing of local residents and school children whose health should be paramount.

We look forward to hearing your response.

Yours sincerely,



Sean and Helen Barnard



5000 population: Medium risk area 400m

Asset Encroachment Risk Assessment Methodology: Guidance Document

Our risk assessment methodology is used to determine whether proposed development poses low, medium or high risk to Anglian Water assets; it has three steps.

Firstly the size of the treatment works and its distance from the proposed development are cross referenced on Table 1 below and a score is attributed dependant on the associated risks. This has been worked out using the maximum distances reached for an odour footprint of 1.5ou_m^3 - the odour concentration advised in the Environment Agency's H4 Guidance for assessing odour risk from treatment works.

For the purpose of this guidance document, the scores used within the methodology have been replaced with a visual scoring system of;




 Green= Low Risk
  Amber= Medium Risk
  Red= High Risk

Table 1. Risk Assessment Methodology

| Population Served by STW (PE) | STW Category | Distance of proposed development from STW (metres) | | | | | | |
|-------------------------------|--------------|--|-------|-------|-------|-------|-------|-------|
| | | 50 | 100 | 150 | 200 | 250 | 300 | 400 |
| 0-1,000 | 1 | Amber | Amber | Green | Green | Green | Green | Green |
| 1,001-2,500 | 2 | Red | Amber | Amber | Green | Green | Green | Green |
| 2,501-5,000 | 3 | Red | Red | Amber | Amber | Green | Green | Green |
| 5,001-10,000 | 4 | Red | Red | Red | Amber | Amber | Amber | Amber |
| 10,001-50,000 | 5 | Red | Red | Red | Red | Red | Red | Amber |
| 50,001-100,000 | 6 | Red | Red | Red | Red | Red | Red | Red |
| >100,001 | 7 | Red | Red | Red | Red | Red | Red | Red |

Secondly the score may be adjusted using the criteria below:

- If the STW handles primary sludge (overall score may be increased)
- If there are permanent odour control measures at the inlet works or within sludge treatment (overall score may be decreased)

The final stage is to look up the final score on Table 2 below. This recommends the next steps to take in advising potential developers and planners to inform planning decisions.

Table 2 Risk Assessment Methodology Outcomes

| Risk | Outcome |
|-------------|---|
| Low Risk | There is a low risk of loss of amenity to development. |
| Medium Risk | There is a risk that odour may be a significant issue for the development and that Anglian Water may be adversely impacted by the site if developed. Further information should be requested regarding the proposed development and surrounding area. |
| High Risk | There is a high risk of loss of amenity posed to the development and may impact on Anglian Water's ability to operate. Further investigation is required regarding the proposed development and the surrounding area. |

If the score falls within the medium to high risk category, the following factors would need to be considered before confirming the potential risk posed.

1. What is the planning status of the land?
2. What is the history of complaints at the particular treatment works?
3. How many properties are currently the same distance or less from the works as the proposed development?
4. What is the nature of proposed development?

Anglian Water is committed to enabling development whilst protecting our ability to operate effectively for our current and future customers. This guidance document seeks to outline the process we follow in determining encroachment risks of development proposed near our Sewage Treatment Works. We encourage early engagement particularly on encroachment issues and recommend discussion before submitting a planning application. We provide a pre-planning service (<http://www.anglianwater.co.uk/developers/planning/>) specifically to inform the planning process, this service includes our asset encroachment risk assessment.