

ADDITIONAL INPUT TO VALE OF WHITE HORSE LOCAL PLAN 2031 PART 2 EXAMINATION

DATE: 8TH JUNE 2018

POLICY: 4a

POLICIES MAP: Site Allocation Number 4

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This input relates to the site north of Ashfields Lane, East Hanney and supplements input made on the 18th of November 2017.

I am writing to express our concerns about the inclusion of the site North of Ashfields Lane in Part 2 of the Local Plan against our own objections and the evidence put forward by the Parish Council in their response to the consultation.

We are in the process of purchasing 1 Ashfields Close (the first house on Ashfields Lane as you turn into it from the A338). The result of the Searches carried out in May by Searchaid Ltd, Brackley, were reported back to us on 5th June 2018 by Slade Legal in Abingdon. The Search assessed the property as having *“a groundwater flood risk rating of moderate or higher”* which *“may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender’s willingness to lend.”* The report went on to recommend the purchaser *“consider flood prevention measures such as flood gates and barriers or airbricks”*. The Local Plan Part 2 has removed the Zone 2 flood risk classification for the paddock North of Ashfields Lane, East Hanney (site number 4 under policy 4a), and in fact, for all areas in and around East Hanney.

In principle we do not object to new housing developments in East Hanney, as long as they do not put our own properties at increased risk of flooding or make them difficult to sell or insure. This Search finding on 1 Ashfield’s Close supports the Environmental Agency Floods Review July 2007, the Local Plan Part 1 in 2014 (Fig 1,2) and the Vale of White Horse District Council commissioned strategic flood risk assessment in 2013 and resultant study, all of which give the paddock North of Ashfields Lane a Zone 2 flood risk classification. This was also pointed out in the East Hanney Parish Council Response to the Vale of White Horse District Council local Plan Part 2 Consultation in both May and November 2017.

We believe that a development in the paddock North of Ashfields Lane will put our homes and the families in the new homes at risk from the regular flooding that affects this area, because according to Google Earth the paddock (Site Allocation Number 4 on the Policies Map), is one of the lowest points in East Hanney village and has always been a sink, storing and absorbing water in an area with an extremely high water table. It is currently also the place where excess water is pumped out of Ebbes lane to save those dwellings when there is a flood. Where will the flood water go if the proposed development goes ahead? The homes on Ashfields Lane and Ebbes Lane, (some of which date from the 1600s), are not built on piles or raised on platforms. What will happen to us when the proposed development goes ahead and large quantities of flood water we see on a regular basis can’t be managed and absorbed in the usual way?

As stated previously, we believe that this site should be removed from the plan.