

## Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Sean Mannall
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Consultation Point	Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area ( <a href="#">View</a> )
Status	Submitted
Submission Type	Email
Version	0.5
Files	<a href="#">Vale Local Plan Consultation November 2014 20141212.doc_redacted.doc</a>
Q1 Do you consider the Local Plan is Legally Compliant?	No
Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified)	No
If your comment(s) relate to a specific site within a core policy please select this from the drop down list.	North of Abingdon-on-Thames

**Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.**

In addition, I have specific concerns relating to the proposals for North Abingdon, particularly those on green belt farmland next to 12 Acre Drive. Since I moved to Peachcroft Estate in 1991, into a house that backs onto 12 Acre Drive at a point adjacent to the stream and culvert, this road has become much busier. It has now reached the point where my wife and I rarely make use of our back garden due to the noise. The addition of hundreds of new properties will only serve to make this worse and

have a serious impact on our quality of life, and that of the many residents of other properties backing onto 12 Acre Drive, due to traffic noise and fumes. Additionally, I have a major concern about the increased risk of flooding due to building on open fields. The bottom corner of the field nearest to the culvert has often flooded at times of very wet weather as the land is unable to soak up the surface water fast enough as it runs down from higher ground and it builds up in the bottom corner of the field before the stream can carry it away. In early 2008 this resulted in 12 Acre Drive being flooded and the road closed for a time. During this time my garden became flooded with water draining off the road but unable to find its way into the stream due to the raised pavement and cycle path that had been built in 12 Acre Drive some years earlier (years after we had moved in). The only reason my house did not flood was that the fire brigade contacted the farmer who brought over a JCB from the farm and dug a trench across the bridleway which quickly diverted the water away from both the road and my property and into the stream. I am extremely concerned that the proposals will significantly increase the risk of such flooding happening again, possibly with a more serious outcome for my property and those of my neighbours, if the stream and culvert are unable to cope with faster and greater runoff due to parts of the fields being built on. I would be grateful for a response from you that lays out what flood-alleviation measures would be put in place to ensure such flooding does not happen if the planned development goes ahead. Finally, I also have concerns that the local infrastructure, such as doctors and schools, will be unable to cope. I admit to being sceptical that infrastructure improvements will happen fast enough to keep up with the large increase in the local population.

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

**Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** No - I do not wish to participate at the oral examination