

28 Chestnut Close
Brize Norton
Oxon, OX18 3YN

5th December 2012

Planning Policy
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
Oxon, OX28 1PB

Dear Sir or Madam,

Ref: Proposed Development of Carterton - East Site

It is with much dismay that I find myself writing on this topic once again. With the majority of Brize Norton and Carterton residents agreeing that the West Site is the most sensible/sustainable option (I will cover reasons later) I feel very strongly that I must write again. In this letter I am going to focus on flooding as it directly affects me.

I have lived in my house since 2006. The house was built in 1992 and I am still in contact with the previous owner who resided here from the house being built. I have lived in Carterton and Brize Norton for over 22 years so have a really good local knowledge (I previously lived on the West side of Carterton - Corbett Road).

The East site is in a river catchment that is already prone to flooding, and in which there is "no space for water". I believe one of the key drivers behind Sustainable Urban Drainage Systems (SUDS) is the requirement to "Make Space for Water". The Shillbrook and the tributaries impacted by the West development are undeveloped and therefore there is plenty of land available to "Make Space for Water". In my 14 years living in Carterton I regularly walked down the Willow Meadow. In all my years, I never saw this area totally flooded and believe it has capacity to take a lot more water without having any impact on Alvescot or Black Bourton. It also runs along the bottom of the runway where there are large areas of disused land - surely some sort of pond could be built here to ease the water load as an extra defence. There really is no more space for water in the East and we, in Brize Norton, already flood after relatively insignificant amounts of rain. I feel that the sustainability matrix that WODC published is clearly **WRONG** when it provides the East with a more sustainable score than the West for "Reduce the risk from all sources of flooding".

My house lies alongside the East Brize Ditch, which for most of the year is fairly quiet and doesn't have a huge amount of water in it. It does have the odd little fish, we see Kingfishers, pheasants, polecats, moles, shrews, mice etc living along the banks. Give us a day of heavy rain and even in mid summer, the stream becomes a raging, sewage filled torrent (see below images).



These images show the East Brize Ditch a couple of weeks ago. It is alongside my garden fence. Luckily the field behind catches a lot of the water that flows down from Lew and Minster and acts as a really good flood plain. The negative part of this tale is that when the water levels rise (and please keep in mind that this field is full of puddles in even the driest of summers - so the level is always fairly high), the main sewer that runs along the edge of the field cannot cope and the sewage pumps out from the manhole straight into the stream. This stream then runs out onto Station Lane and in through the walls of the poor folk who live alongside the road. The Environment Agency and Thames Water are called regularly re this and, despite carrying out extensive works the situation is as bad as ever. FACT: this did NOT happen prior to Shilton Park being built. We also have the new hangar which has resulted in another large chunk of soil being concreted as well as the new kennels at the bottom of the runway (was there a planning notice for these as the noise I now hear day and night is appalling!). I don't think this village can cope with any more large areas being concreted.



Sewage spewing into the field.

On the planning boards at the roadshow, you mention the proposed East development is not affected by flood risk. It is a really short-sighted comment and, in my mind, constitutes a BAD planning decision as it totally disregards the flooding risks elsewhere and that, to me, makes it unsustainable. We should also consider that the route through the village is the 'Repatriation Route' - this would almost certainly need to be re-routed at times of heavy rain.

I had always believed the WODC Planning Department to be really on the ball and 'play by the rules' (I wasn't allowed an external chimney breast on my plans for aesthetic purposes and bearing in mind my neighbours live in the field and moo seems extreme). The push forward on developing the East site really doesn't fit with any planning policy as far as I can see.

Yours faithfully

Maxine Bridges