

## Malcolm Carter

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**From:** Andrew Levens <andrew@steppestravel.com>  
**Sent:** 01 November 2015 14:45  
**To:** coordinator@ashtonkeynesneighbourhood.com  
**Subject:** Development north of Gosditch

Dear Coordinator, I would like to raise the following concerns regarding the proposed development north of Gosditch:

1) That part of the Thames that flows through the village is protected from flooding by a diversionary run-off the other side of the B4696 that directs excess water flow south of the village towards Watermoor. The land on which the proposed development will take place currently absorbs rainfall in the area close to the river, after the run-off point. If this land is built on, the amount of land available to absorb periods of heavy rain will be considerably reduced. Has there been a study of the likely impact of a period of heavy rain over several months, at say maximum levels currently experienced over a 50 year period, on the level of the Thames that flows through the village along the High Road, bordered by many houses?

2) The school needs space to be able to expand in future. This development, plus other possible developments over the next 20 to 30 years, will increase the numbers of children of primary school age living in the village. There needs to be a plan for how we will expand the school facilities for these children without encroaching on vital open spaces for games etc. We don't want children to have to trek over to other parts of the village to play games. Also, a school surrounded by open spaces is good for the soul. Once houses are built on land near the school, it will be impossible to recover that land for school use.

3) Traffic- the B4696 is already a busy road, used by many heavy lorries. 60 houses will add at least 60 vehicles every morning and evening to that traffic flow. there needs to be a study on the effect of that increased traffic, on top of increases already resulting from other developments in the wider area.

I'm aware that there are many large housing developments taking place in the area, e.g. Cerney on the water. These will all add to pressures on local roads and other facilities. Most of the people who live in these houses will commute to other towns in the region. I'm also aware of the commercial pressures to develop land in a popular area. However these three points above are specific to this particular development and relate to the way the whole village could be affected by this development. they need to be investigated thoroughly.

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