

Development and Corporate Landlord

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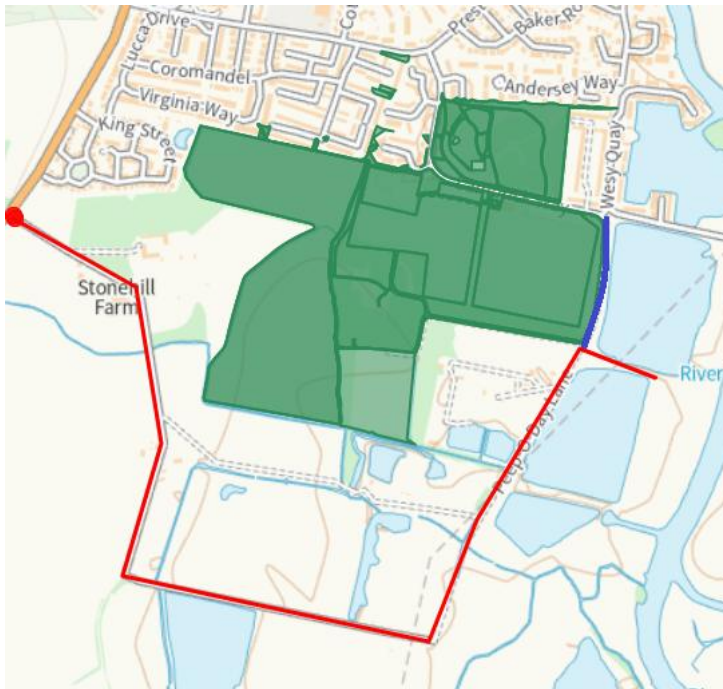
Dear Mark

Request for feedback on proposed changes to construction access points for the White Horse Reservoir Project

Thank you for consulting the Vale of White Horse District Council (the council) on the proposed changes to construction access points for the White Horse Reservoir Project. This response is from the Strategic Property team, on behalf of the council as a landowner only. To assist our assessment of the potential implications for council-owned land, we have plotted the proposed access routes onto the council's mapping system based on the information provided. As these have been plotted from the consultation material, there may be minor variances between our mapping and the plans provided by Thames Water.

The council welcomes the opportunity to comment on the proposed access points. However, the information currently available does not provide sufficient detail for the council to fully understand and assess the potential impacts on our land, tenants and assets. Our comments and requests for further information in relation to the individual access points are set out below.

A6: Temporary access to set up and access construction compound needed to create the intake-outfall structure on the River Thames riverbank, and associated work.



The council own land south of Abingdon on Thames that is highlighted in green above, which is adjacent to the proposed A6 access arrangements. This land comprises a range of uses including agricultural land, open space, sports pitches, allotments and numerous trees and hedges. There are several leases in place for the land within this site.

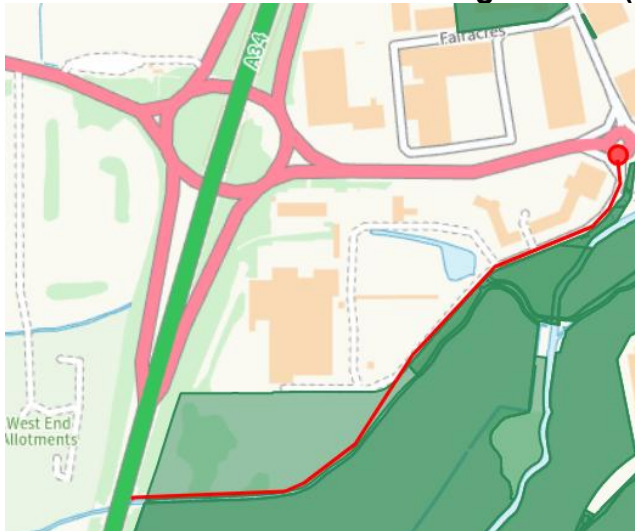
Whilst the proposed access point does not appear to cross council-owned land, we note that there does not appear to be sufficient space for two-way vehicle movements and no details of any proposed turning or passing arrangements have been provided. In this context, we request confirmation that the route identified in blue does not form part of the proposed construction access arrangements and will not be used by HGVs or LGVs. We also require further information on the location and extent of the proposed construction compound, the activities that would take place within it, and the materials, plant or equipment that would be stored there, so that any potential implications for adjacent council-owned land can be understood.

The information provided is not sufficient to assess the potential air quality impacts arising from HGV and LGV movements on adjacent council-owned land and its occupiers/users. The consultation material indicates that, during the peak month, there could be up to 24 HGV and six LGV movements per hour. Given the range of potentially sensitive land uses in the vicinity, further information is required on the anticipated

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duration and timing of these movements and the assessment of associated air quality impacts and proposed mitigation measures.

A14: Temporary for construction - to set up and access a construction compound for the A34 Marcham Interchange works (east)



The proposed A14 access point crosses council-owned land, highlighted in green above, part of which is unregistered.

Part of the proposed access route is currently used by members of the public to access the superstore. Given the proposed HGV and LGV movements and the council's interests as landowner, further information is required on how construction traffic would be managed alongside existing users, including proposed traffic management arrangements, measures to manage conflicts between construction vehicles and other users, and relevant health and safety mitigations.

The consultation material does not clearly identify the location or extent of the construction compound, the activities that would take place within it, or the materials, plant or equipment that would be stored there. The proposed route also appears to extend across land where there is no established road. Further information is therefore required on any temporary access infrastructure or associated works necessary to facilitate the proposed route, including the extent of land required, the nature and duration of those works, and arrangements for decommissioning and reinstating council-owned land following completion of construction.

The proposed access route is in a high flood risk area and we have evidence of parts of this route flooding on multi occasions during 2024, there was also significant property flooding downstream. It is not clear from the information provided how flood risk has been taken into account in assessing the suitability of this access point, including the

implications for temporary access infrastructure and construction activities. Further information is required on how flood risk has informed the proposed access arrangements and what measures are proposed to manage any associated risks to council-owned land and assets. Any works in this area would need to ensure that flood risk does not increase elsewhere.

We note in your invite that you sought feedback on how the construction access points could affect the council as a land owner and what could be done to avoid, reduce or manage the effects.

As set out above, the consultation documents does not currently provide sufficient information to enable the council, in its capacity as landowner, to fully assess the potential effects of the proposed construction access arrangements on council owned land, tenants, occupiers and assets.

We therefore request that additional information identified above is provided to enable a full and informed assessment of the proposals. This should include, where relevant, details of the extent and duration of any use of council-owned land, temporary works and infrastructure, traffic and environmental mitigation measures, responsibilities and liabilities for any damage arising from construction activities and proposals and for decommissioning and reinstatement following completion of the works.

The council would welcome continued engagement as the proposals develop.

Yours sincerely



Strategic Asset Management Lead