Planning Application

15/00185/F

Detached accommodation block

Red Lion Main Street Wendlebury OX25 2PW

**Observations of Wendlebury Parish Council**

The PC wish to show whole hearted support to The Red Lion becoming a financially viable business and sustainable community asset. However we also have a duty to ensure concerns of residents and neighbours are raised.

As you are aware, Wendlebury is a category 2 Settlement in the adopted Cherwell Local plan of 1996 and developments should be infill only. The PC feel that two other policies, C27 and C28 which relate to the location and character of the proposal and the layout, design and external appearance of the accommodation block should be given consideration by Cherwell to ensure that this infill does not breach relevant building lines when determining this application.

Residents have expressed concerns about such a large development, in the context of the site or village and have raised concerns over waste water disposal, issues related to flooding and concerns over amenity.

 1. The current plan is proposing plumbing into the existing Sewerage network and we are aware from previous applications and evidence from many incidents that the sewers could may not cope with the increased capacity that this proposal makes particularly at times of high water table levels.

2.      Flooding remains a constant concern to the village and clearly the applicant is aware of the issues in relation to their own property. However building and site development and subsequent discharge of rainwater is not addressed and how this would affect Wendlebury Brook levels and potential flooding of nearby properties. The flooding assessment report attached to the application is poor, using out of date information. Zone 2/Zone 3 which this area falls into, requires that developers and authorities "reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques" - so far there is only reference to a grey water system being investigated with no commitment to actually installing one.

3. Neighbours adjacent to the development have raised concerns about loss of privacy, light and noise pollution. The PC would wish to see how these concerns would be addressed at the boundaries of the property, particularly on the side where the accommodation block is located, how will the potential loss of privacy and light pollution for properties alongside and opposite be dealt with.

In summary, as long as Cherwell Planning Department have judged the development to be appropriate to the environment and village, EA and Thames Water have considered and responded positively to any issues of flooding and waste disposal and the applicant can also demonstrate the same consideration to the issues, and come up with meaningful solutions that are acceptable to the PC and residents, then the Parish Council will be mindful to support the application.

Signed

Caroline Todd

Clerk to the Council

14 April 2015