

Comment for planning application 24/00817/F

Application Number	24/00817/F
Location	The Stables College Farm Main Street Wendlebury Bicester OX25 2PR
Proposal	The change of use and conversion of equestrian stables and storage barn to a create a single residential dwelling.
Case Officer	Rebekah Morgan
Organisation Name	Jane Burrett
Address	The Laurels, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I objected to the two previous applications :21/02231/F and 22/03033/F. Both were withdrawn. Since the construction of the new build equestrian stables and storage barn on farm land, LESS THAN TEN YEARS AGO, the boundaries of the village building line have not changed.</p> <p>The status of Wendlebury is still Category C. The proposed change of use to a residential dwelling, of the existing newish structure, would not therefore be village 'infill'.</p> <ol style="list-style-type: none">1. The group of houses in WILLOW COURT were permitted when College Farmhouse, and its group of farm buildings ceased to operate as a farm. There had been one of the access points to the farmland beyond in what is now Willow Court. This access was specifically closed in the positioning of the Willow Court houses to avoid residential building beyond the new gardens. Willow Court properties have vehicle access onto the main village street.2. The College Farmhouse residential group of houses: 2.1 College Farmhouse, the original stables and storage substantially rebuilt as 2.2 The Stables, 2.3 The (original tithe) Barn and a 5th new house (permitted at the time of the Willow Court group of houses) all have vehicle access onto the main village street via the small, repaired bridge, over the Wendlebury Brook. At the back of this group of properties there is access to farmland where the equestrian stables and storage barn were built, in 2016, on higher ground behind the back gardens of the 5th new house "The Old Dairy" and "The Old Granary"; a Willow Court house.3. It is important that readers of this objection are clear that there is a difference between the residential building The Stables - the two storey house built from the old stables and storage, originally associated with College Farmhouse and its farm buildings - and the totally new equestrian structure and storage which was built on farmland behind. The latter is the subject of this application. The 'Buy a Plan OS map' supplied by the applicant is coloured in such a way that the site of the application appears to be somehow within the building line of the village.4. FARRIERS MEAD group of houses. These were built on a brownfield site. The site had been a petrol station and extensive buildings for the repair of cars, lorries and machinery. I was living in the village when the business on the site closed down. The houses which back onto farmland beyond the brownfield site were specifically designated as having gardens behind AND PADDOCKS. The specific reason for this in the original permission designating the rest of the site land as paddocks, beyond the garden space, was so that additional houses could not be constructed later. This would have pushed the 'envelope of the village' to the east.5. DRAINAGE AND FLOOD RESILIANCE 1. The ENVIRONMENT AGENCY (EA) has responsibility for the 'main river' status of Wendlebury Brook because of flooding history in the village. Drainage from saturated land to the east of Wendlebury can create problems for properties and gardens and village storm drainage, in addition to Wendlebury Brook capacity. 2. In high water situations, THAMES WATER has, in the past, had to truck out intreated sewage from the pump house which is beyond Willow Court and just upstream of the Village Hall play area and ground (see PUMP HOUSE on map provided by the applicant). As in other villages near or on Otmoor foul water is positively pumped back to the Bicester Treatment Works. In previous years the 24/7 bulk trucking service sometimes lasted 14 days in Wendlebury. During the last winter 2023-2024 Thames Water were not always able to provide this 24/7 bulk trucking service in the village when necessary. The demand for TW services were extensive elsewhere in Oxfordshire. 3. I make these points because the applicant may state plans for drainage resilience in connection with a change of use of one building. 4. The problems of storm water drainage, water treatment and fresh water supply (+ its pressure) are well know in Wendlebury and the villages around us. Please note that the EA has increased the risk of flooding to some properties in the village by 20% because of

climate change.

I make these comments having been a Parish Councillor at the time of the Farriers Mead houses, the Willow Court houses, "the Old Dairy" plus changes to the existing structures associated with College Farm when it still operated as as farm.

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Attachments