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From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: Sunday, September 1, 2019 4:18 PM

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: New comments for application 19/01410/REM

New comments have been received for application 19/01410/REM at site address: Cotswold Country Club Bunkers Hill Shipton On Cherwell
OX5 3BA

from Annie & Andy Dudley

Address:

10 Bunkers Hill, Shipton On Cherwell, Kidlington, OX5 3BA

Comment type:

Objection

Comments:

NOTE: This is not an objection to the Planning application as such, but an objection to aspects of the detailed plans submitted by the developer (Keble Homes). Some of the questions have recently been asked of the developer, but as yet have received no response. We are therefore seeking answers and clarifications on the following concerns:

Land & Boundary Issues:

- Encroachment of the Easement onto Bunkers Hill Management Company (BHMC) land will potentially impact parking and access to rear of existing properties for existing residents;
- The original passing place has been incorporated into the new access lane without prior permission from BHMC.
- The plans show the location of the Klargesters (assumed to be the new one? See later comment) on BHMC-owned land, which was subject to an ERBA, now expired. Use of this land by the developer has not been requested by the developer to BHMC, nor agreed by BHMC.
- Alignment of new houses; new houses appear to be located nearer to existing properties than shown on Outline Plans, where they were aligned with new property no 10. (It has not been possible to measure the distance to compare exactly, due to lack of access to the developer site).

Sewage Issues:

- Siting of new Klargesters as highlighted above.
- The plans indicate the discharge of excess "water" from the Klargesters will go onto the area of the old Bunkers Hill filter beds on BHMC land, again not agreed with BHMC following expiry of ERBA. Current excess "water" is discharged under EA licence into the river via the quarry. This discharge license does not cover new properties.
- Plans and information provided by developer do not clearly indicate whether a new Klargesters will be installed to replace existing BHMC one, or in addition to BHMC one, or the existing BHMC one is to be upgraded for new and existing properties; all variations have been mentioned at various points during the development negotiations, with no final answer.
- Following the above, plans and information do not indicate or propose any arrangements for a maintenance contract, insurance arrangements or liability for the new or upgraded Klargesters.

Water Supply Concerns:

- Detailed plans and information submitted by the developer do not show and indicate where the new water supply will come from, where the new water pumps will be located, and what arrangements are being proposed as regards management/maintenance, payment, liability etc.

Landscaping:

- We have a number of concerns regarding the proposed screening shown on the plans between the new access road and the existing properties, which is shown on BHMC-owned land that is subject to the easement.

o Width of screening shown will restrict/hamper access by existing residents to rear of their properties, and will considerably hamper parking outside of existing properties.

The original outline plans indicated that landscaping etc would include consultation with the residents and existing parking and access would be retained. As yet, no consultation has occurred, so we would like to explore options with the developer to reduce/remove screening from that currently proposed, to avoid impacting parking/access.

o Plans show trees/screening being planted along the existing BHMC owned track, which will then force existing residents to use the new road for access. As this is not BHMC-owned land, this could leave existing residents open to potential charges and/or access restrictions imposed by the developer, or developer-appointed management company, at some point in the future.

o In addition, the plans show trees being either planted or removed on non-easement BHMC-owned land. There has been no consultation with residents/BHMC from the developer on this.

o The Landscape Management Plan details management of the new trees and vegetation over the next 10 years. However, following the first year, it is stated that a developer-appointed Management Company will take on the management. There has been no consultation with residents on this, so it is unclear how this Management Company would operate in conjunction with BHMC, especially as some of the land within the management plan is BHMC-owned.

Also, financial liability is a concern, as again this could leave existing residents open to additional charges for landscape management, which have not been agreed or accepted by residents.

Street Lighting:

- One of the detailed plans submitted by the developer refers, in the Notes Section, to street lighting but street lights are not marked, or identifiable on the plans.

Street lights have, to date, never been mentioned in any previous plans discussions or earlier consultations, and we strongly object to street lighting in this rural community.

Case Officer:
Shona King