

Comment for planning application 21/02180/REM

Application Number	21/02180/REM
Location	OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell
Proposal	Reserved matters application for 19/00616/OUT - seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development. Accompanying this reserved matters application submission is information relation to conditions 1, 5, 6, 7, 11, 12, 13 and 17 of 19/00616/OUT
Case Officer	James Kirkham
Organisation Name	David & Gail Barnhill
Address	32 Fewcott Road, Fritwell, Bicester, OX27 7QA
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection to the Cala Planning Application 21/02180/REM In regard of this further Planning Application from Cala 21/02180/REM, We wish to object to the following in this application: We note that the building materials include red brick, this would be out of character with the houses in the village, the last two developments Covert Farm and George and Dragon Close have both had to be built in the Cotswold stone that is prevalent in the rest of Fritwell. I would expect this development to be in the same stone. The Eco credentials of this development are woeful. We would have expected to see solar, ground heat or heat exchange as the sources of heating. We have major concerns in regard of the extra sewage/waste water load to the current Anglian Waste Water Managed plant in Fritwell & the amount of excess surface water from the development during storm events. We have witnessed increasingly high rainfall and more frequent storm events & residents have experienced flooding (sewage) in gardens/properties in the village. This resulted in a 24 x 7 tanker operation to stop surface water running into the plant during high rainfall & overwhelming it We experienced this for a prolonged periods during autumn 2020/early 2021. This was without the 15 new houses that have, and are becoming occupied in Covert Farm and George and Dragon Close, so add another 28 houses to this system and we will see flooding further downstream and in the lower parts of the village. The land that is being built on is also prone to flooding. We are concerned that the expected new sewage load from the development as presented to Anglian by this Cala development will overwhelm the existing aged plant in Fritwell There appears to be an ill-defined connection to the main sewer in document P18-654 SK01 P4 Preliminary Drainage Strategy (and no mitigation from either Cala or Anglian Water to resolve this. There is no evidence or ownership as to which flood authority is auditing that the proposed solution & amount/rate presented to the existing sewer will not overwhelm it. Will the proposed Cala SuDS (sustainable drainage system)/ swale & Geocellular Storage Tank be able to cope with a 100 year + 40% storm event flows specified from the development. Especially in light of our recent experiences and meteorological changes we are experiencing. We question that the proposed release rate from the Storage tank from the development is at a rate that Anglian can accept and will not cause flooding on-site (&/or in other parts of the village) What assurance do we have that when the surface water from the development does get into existing off-site drainage channels, the amount released will not cause a re-occurrence of (sewage) flooding to village properties The is no evidence from Anglian Water of a long-term plan to mitigate the need for 24 x 7 tanker operations to stop surface water running into the plant during high rainfall & overwhelming it The plan does not document who is taking on the ongoing maintenance that is recommended in the document P18-654 - MM Drainage Implementation Management and Maintenance Plan - Land at Fewcott Road Fritwell 070521 (Section 4 Pages 7-10) by Simpson/TWS to Cala - this plan appears to very complex, labour intensive and expensive, which we believe will lead to it unlikely to be carried out in full until a problem arises. We have concerns about how/who will audit that those actions have been carried out in the future timeframes and that this will be publicly verifiable. Not carrying out this work would most likely significantly increase the risk of flooding. CDC owe the residents of Fritwell assurances that the necessary due diligence is completed and assurances are sought that the maintenance plan has an owner that will carry out without fail the necessary actions to stop flooding in Fritwell.- if these are not in place, we believe it is the obligation of CDC to refuse the planning to proceed.</p>
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Attachments

