

## **FRITWELL PARISH COUNCIL (FPC)**

### **Response to Cala Development off Fewcott Road, Fritwell Application Reference: 21/02180/REM**

Fritwell Parish Council would like to make the following points on the reserved matters of the Cala development. We recognise Cala's response to many of the concerns made previously by the Parish Council and individual residents and that improvements have been made to the plans. However, there are some outstanding issues and concerns that we wish to address.

#### **Ground water and sewerage.**

These issues are of serious concern to the Parish Council and village residents as our sewerage plant has not been successfully coping with increased sewerage and heavy rainfall. This has resulted in frequent heavy tankers navigating the village day and night to remove excess.

We welcome the plans to deal with surface water using a sustainable drainage system (SuDS) as recommended by Anglian Water but hope that this will be sufficient to avoid the "last option" of using a connection to the sewer.

Sewerage capacity is the responsibility of Anglian Water, but we notice that they have not updated their response in the light of the increasing capacity problems being experienced by the village. We hope that Cala will work with Anglian Water to ensure that the future capacity can be successfully handled by the system. The 28 new homes planned for the Cala development plus the 15 newly built homes on the George and Dragon and Covert Farm sites mean a current 16% rise in Fritwell's population. No upgrade to this system has been performed since the addition of developments over the last 25 years (Town Well End, Hodgson Close, Fewcott View and Old School Lane, 58 homes in total) that previously increased the village population by around 30%. FPC considers that this plant is now well exceeding its original design capacity.

#### **Highways and Traffic**

Data gathered from the VAS (Vehicle Activated Sign) on Fewcott Road indicates that 17.6% of vehicles are speeding on the approach from Fewcott Road to the heart of the village. The Cala development will push the village boundary further out from the village and create a new road access onto Fewcott Road. We instigated a village survey during 2021 and 92% of the respondents considered we have a speeding issue in the village and 77% favoured a 20mph Speed Limit. We welcome support from Cala to integrate their road alteration plans with the aspirations of FPC to introduce additional speed calming measures to the village.

#### **Energy use**

In its submission to the outline plan, the Mid-Cherwell Neighbourhood Plan Forum (MCNP) suggested that the scheme should be an exemplar of carbon reduction, for example through installation of ground source or air source heat pumps (as seen in other recent developments in the village). This is not specifically referred to in CDC's conditions, instead requiring the development to meet Part L of current Building Regulations and we note that there will be a low-pressure gas underground tank system installed to serve this development. **This fossil fuel system is not acceptable and FPC feels strongly that new homes should be equipped to meet future carbon-free heating and energy standards.** There is also considerable concern about the safety and future maintenance provisions to secure this facility and prevent catastrophic failure.

Provision of charging points for Electric Vehicles is not in evidence in the current plans. This must be rectified to ensure the site is in line with Policy EVI8 and installed during the development, rather than as a later adjunct.

#### **Biodiversity Offset**

It is proposed that Cala meets the required net gain for biodiversity by off-setting. FPC feels strongly that this should be done in the local area and welcome the opportunity suggested to us to work with Cala and the Trust for Oxfordshire's Environment (TOE) to try to achieve this aim.

#### **Footpath link**

Footpath 219/6 is to be used to increase links from the new development to other parts of the village and is to be surfaced with permeable material. We suggest that Cala should consider a similar surface to the one used along

Church Lane (footpath 219/7). It is proposed to light this rural footpath and we request that this is subdued lighting at floor level to avoid light spillage onto the back of other homes and the adjacent farmland.

### **Lighting**

Street lighting should be kept to a minimum and low energy, keeping residents safe but avoiding unnecessary light pollution in the rural environment.

### **Broadband**

Modern life needs good high-speed broadband. Provision should be made to each dwelling during the construction phase and avoid homeowners having to pay a lot of money to install later.

### **Public transport and connectivity**

We notice the continuing references in the documents (Design and Access statement and elsewhere) to Fritwell having “sustainable integrated transport options” because we have bus stops. We currently have no public bus services and request a contribution from Cala to help sustain and extend the trial Lynx bus that takes residents, including those most isolated and vulnerable, to Banbury and Bicester once a week.

There is reference in 18/00234/PREAPP to amenities that without a sustainable public transport solution will be of no use to many residents of Fritwell. For instance, it is exceedingly difficult for elderly residents of Fritwell to get to a Health Centre with no regular, reliable public transport. FPC and the MCNP Forum have consistently argued that a local Health Centre at Heyford Park with attendant transport links is needed for this area.

### **Building Materials / Landscaping**

FPC strongly recommends that the building materials used for this development are consistent with neighbouring developments (Fewcott View, Covert Farm and Hodgson Close). Brick built or partially brick built properties are inconsistent with many properties in the village. FPC would also like the planting plan to be of native species where feasible.

### **S106 Contributions for village facilities**

FPC welcomes the financial contributions towards improvements to Fritwell Village Hall (£32,266.00), the outdoor sports capital (£56,476.84) towards improvement of sports provision and potential green gym at Fritwell Playing Fields, plus the additional sum for upgrading/provision of play equipment as no facilities are provided for this on the development site.

However, **FPC are dismayed to note that no financial provision is requested by Oxfordshire County Council for Fritwell Primary School**, despite suggestions at an earlier stage that funding would be allocated for expansion of nursery provision. The nursery at the primary school is currently oversubscribed and additional pupils in older age groups will require further resources in terms of staffing and equipment. It would be highly regrettable if young children were forced to attend schools outside their village community as this would have a detrimental effect on the social cohesion of the village.

(9.17 of the Public Reports Pack) *“It should also be noted that the proposed development is likely to help support the existing services and facilities (shop, school and pub – in the event it re-opens) ... and the governors of the primary school have supported the application.”*

Without additional financial support, the school may be unable to accommodate further pupils and the benefits to the village will be significantly reduced.

Fritwell Parish Council

August 2021