

Comment for planning application 21/02180/REM

Application Number	<input type="text" value="21/02180/REM"/>
Location	<input type="text" value="OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell"/>
Proposal	<input type="text" value="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	<input type="text" value="James Kirkham"/>
Organisation Name	<input type="text" value="Fritwell Parish Council"/>
Address	<input type="text" value="St Olaves,86 East Street,Fritwell,Bicester,OX27 7QF"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="see attached"/>
Received Date	<input type="text" value="03/04/2022 19:22:13"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Fritwell Parish Council reponse to CALA reserved matters2.pdf

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.

Ground water and sewerage.

Clearly significant analysis work here has been done in terms of the required maintenance of the Swale and drainage systems. Our question on who will perform this maintenance is still very much open. Our questions are:

- Will this be the long-term responsibility of a 3rd party company, or of CALA?
- ...or will this responsibility fall upon the new residents of these houses?

Energy use

FPC still stands firmly by its comments in our last submission.

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 we feel 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 evident 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

Negotiations are currently taking place with a Fritwell landowner for the bio-diversity offset required by the plan and referenced in Savills updated submission to the application. The Parish Council hopes that these discussions can be brought to a satisfactory conclusion before the overall plan is approved, keeping the environmental and landscape benefits local to the village.

Building Materials

FPC in our previous comments referred to our preference for stone-built / reconstituted stone-built properties in keeping with the prevalence of properties in the village. Thank you for taking this on-board, we are much happier with the properties in Stone/Reconstituted Stone (with Chimneys in Brick).

Landscaping

FPC would like to see the landscaping plan support a preponderance of native species and that the concerns detailed in the submission from CDC Landscape Architect are fully considered.

Fritwell Parish Council

3rd April 2022