

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="Colin Smith"/>
Address	<input type="text" value="9 Hodgson Close, Fritwell, Bicester, OX27 7QB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see the attached PDF"/>
Received Date	<input type="text" value="04/04/2022 18:19:43"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Response to CDC re Cala Final Planning Application 21_02180_REM.pdf

To: James Kirkham – Case Officer, Planning Dept Cherwell District Council (Date: 4th April 2022)

Objection to the Reserved Matters Cala Planning Application 21/02180/REM (Matters Arising from Outline Planning)

Condition 11 – Surface Water Drainage Scheme

I continue to have major concerns with this final Cala planning application against reserved matters on Surface Water and Drainage management on the site of 28 new houses into water courses and with no changes to Village sewage and drainage system. This has been continually raised since Cala first applied for planning permission (2016) & I don't believe CDC planning are taking on board Village and Parish Council concerns.

I have little confidence that Cala, Anglian Water, CDC Land Drainage and Oxfordshire CC Lead Local Flood Authority & CDC Planning are really talking to each other to provide assurances to existing Fritwell Village Residents, that this development will not significantly increase the risk of flooding in the village.

Flooding Risk Statutory Body conflicting inputs

It is well documented that during the recent past during heavy rain, Anglian Water have instigated 24 x 7 Tanker operations through the village to deal with excess rainwater running through their (sewage) plant in Fritwell in an attempt to prevent garden (sewage) flooding in Forge Place. That's without the Cala Development.

On several occasions over the past 10 years sewage flooding has occurred in gardens in Forge Place in Fritwell and other residents have also been affected by runoff flooding.

With this un-acceptable situation in the village, Fritwell Parish Council invited Anglian Water to meet with residents in a Village Meeting 13th September 2021 to engage on these matters.

Anglian Water representatives (Rose Shisler, Stakeholder Engagement Programme Lead and Tom Birch, Water Recycling Network Manager) explained that the design of many historical local sewage plants mean that surface/excess water in many cases does not by-pass the plant but goes through it. This means rain water mixes with sewage and can overwhelm the plant & hence the need for tankers. They have also initiated survey work on existing pipework using iTracker technology to determine if old pipe infrastructure has problems. Residents have appreciated their open and engaging face to face response.

Significantly Anglian Water in this meeting stated “...that they were also trying, with some difficulty, to make contact with local flood agencies as there would be a resulting flood risk if the surface water no longer entered the current system. Effectively it had to go somewhere therefore working with the flood agencies was essential.”

However Anglian Water (Sandra Olim) in their written response to this final Cala application again deny that drainage goes into their asset (how can this be following the above meeting with Anglian Water?) which is also again challenged by Thames Water in their written response – see below. (who subcontract Waste Water management to Anglian Water in Fritwell).

Document: Email-RE_ Planning notification for application reference_ 21_02180_REM(1)_Anglian Water

Anglian Water's response from their Pre Development Advisor Sandra Olim again states in her email 15th March 2022 includes the statement "...From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water..."

Thames Water response to the Reserved matters (from an unnamed person from Development Planning at Thames Water referenced in their email of 15th March 2022 states "Waste Comments With regard to sewerage and sewage treatment, this comes within the area covered by Anglian Water PLC. For your information the address to write to is Anglian Water PLC, Anglian House, Ambury Road, Huntingdon, Cambs PE18 6NZ Tel:- (01480) 433400" They also stated a condition in regard of Piling should be applied Cala due to the proximity (15m) from a Strategic Water Main

Document: Email-FW_ 3rd Party Planning Application - 21_02180_REM - AMENDED PLANS_Thames Water.

The above responses from the Water companies, does not fill me with confidence.

I also note with interest of a tick box exercise from the following responses to this reserved matter:

Oxfordshire County Council: Lead Local Flood authority Name: Kabler Salam, LLFA Engineer -21st March 2022

Recommendation: "Condition 11 can be discharged in accordance with the following document and all elements within the document such as drawings and calculations. P18-654 - Fewcott Rd Fritwell - Condition 11 Report 25.02.22, issue no 4"

Cherwell District Council (CDC) – Land Drainage 14th March 2022. *Comment: Drainage/Flood Risk: No comments. The surface water drainage proposals are acceptable"*

Condition 11 Report Surface Water Drainage Scheme by Simpson Associates TWS 25thFeb 2022 Issue 4 on behalf of Cala.

This document and in particular Appendix F contains a comprehensive Drainage and Maintenance Plan after development with actions every month, 3 months, 6 months, annually and after *any* severe rainfall events.

I may have missed it, but I cannot see in Cala's 11th March 2022 letter to James Kirkham (Summary of Application for Reserved Matters) a statements/commitment from Cala to implement & be responsible for this maintenance plan. Or indeed in any associated document with this final application.

Unless this on-going maintenance plan is executed it could have a significant impact on the risk of flooding on the site and surrounding village.

Could you please confirm if Cala are taking that responsibility to implement and pay for that on-going maintenance plan or not as specified in their TVS Commissioned Report - Appendix F report? Or will some external provider deliver it? How can residents audit that the work is being carried out?

Rest assured Fritwell Residents will be vigilant in regard of any surface flooding or drainage issues arising from this proposed Cala Development and will hold the developer and all relevant statutory and council bodies accountable, via relevant news media and social media platforms.

Colin Smith Resident Hodgson Close

4th April 2022