

Comment for planning application 21/02893/REM

Application Number	<input type="text" value="21/02893/REM"/>
Location	<input type="text" value="Os Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris"/>
Proposal	<input type="text" value="Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings"/>
Case Officer	<input type="text" value="Nathanael Stock"/>

Organisation Name	<input type="text" value="Stewart Roussel"/>
Address	<input type="text" value="Bramley House,Stewarts Court,Sibford Ferris,Banbury,OX15 5QX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>

Comments

21/02893/REM - Os Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris 1. The design and access statement document and Site plans 3699101-M, 3699117-E and 3699100- in fact all the documents are submitted on incorrect Google map views and omit Bramley house in the village that was constructed more than 3 years ago and sits between High Rock and Butwick House. Please see the site plan and the updated google map and we trust that Gade homes will amend their documents. We would like it noted that these documents could also be referred to in relation to any future planning applications and therefore need to be corrected. We have emailed the correct google map to CDC planning to Nathaniel Stock. 2. We have concerns over Sewerage. Please see the letter below from Severn Trent to the case officer. Has a sewer modeling assessment been done? Our village sewer is in a steep valley that cannot easily be accessed or enlarged. What has been done to determine if capital improvements are required? We also note condition 8 and even though we can see some work towards including an attenuation area (originally the appeal officer asked for SUDS), we cannot yet see evidence that our sewer can manage the discharge rates and exactly what those maybe? "To determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events." Our Ref: 2019011819929 Severn Trent Re: Application No. 18/01894/OUT Site Address : Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris With reference to the above planning application the Company's observations regarding sewerage are as follows. "Foul is proposed to discharge into the public combined water sewer. As a pumped solution is being proposed for foul for this site a sewer modelling assessment will be required, this is to determine what impact the generated flows from this site will have on the network and to determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected." We trust that you will receive the full report and sewer modelling assessment in full before approving this planning application. We may only see the reality of the situation once the homes are completed. 3. Ridge Heights are a concern. We question whether homes that are 9.7 m on high land will actually be in keeping with the ridge heights in the area? Where will ground level be in relation to the ridge heights? 4.37 The proposed dwellings are 2 storeys, reflecting the scale, height and built form within the immediate context and the wider village context. 4.38 The proposed heights of houses vary between 7.3m and 9.7m. We are attaching a topographical survey of surrounding properties. High Rock (directly adjacent to the site is 6.4m, Bramley House is 8.15 and Cotswold House number 1 is 7.81m.) How can 9.7 m on land that is higher than High Rock be in keeping with the surrounding area? We also question the necessity of garages on plots 15 and 16 having garages that are 1.5 stories instead of being single story.

Received Date

Attachments The following files have been uploaded:

- Topographical survey High Rock and surrounding homes.pdf