

Comment for planning application 21/03522/OUT

Application Number	21/03522/OUT
Location	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils
Proposal	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points.
Case Officer	Samantha Taylor
Organisation Name	
Name	Clive McDonnell
Address	153 Rutten Lane, Yarnton, Kidlington, OX5 1LT
Type of Comment	Objection
Type	neighbour
Comments	<p>As a resident of one of the bungalows on Rutten Lane which will have new homes abutting our property I wish to register the following concerns and objections to the development:</p> <ol style="list-style-type: none">1. Proposed building height The proposal to build homes of a height of 2.5 stories to the rear of the existing properties on Rutten Lane is unacceptable as it is not in keeping with the street landscape in that part of the village, where the properties on Rutten Lane are bungalows (single storey). Historically the District Council set a precedent of insisting the existing street landscape and profile be maintained by all developments, no matter how small, a precedent which apparently does not apply to Oxford University. The ground height differential between the existing residences (which sit lower than their gardens and the field) and the proposed development is such that the proposed homes to the rear of our properties will have a direct line of sight into our homes which is an infringement of our human right to privacy inside our homes. The developers documentation stated that a great deal of consideration was being given to privacy within the new development, however, the same level of courtesy and consideration has not been afforded to existing residents.2. Property boundaries The development allows for green area break points between the new properties in order to maintain privacy levels, yet no such green area is being allowed for between the new homes and existing properties on Rutten Lane, similar green area privacy shields should be planned for between the bungalows and new houses. No mention is given to the proposed screening of existing properties from the adjoining new development. Proposed fencing/hedging must be of a height to ensure maintenance of privacy for existing residents (likely to be in excess of 6' 6" if providing adequate privacy). This will potentially impact on the natural light in existing houses.3. Flood risk The potential flood risk assessment seems inadequate, suggesting little impact on existing properties, however the fields to the rear of the properties absorb a considerable amount of water, despite which existing residence gardens become severely waterlogged in autumn/winter months, despite in some cases the installation of soak-aways. Considerable additional drainage was required on construction of the Medical Practice, yet there is still flooding at the bottom of Rutten Lane and the roundabout. Further flood mitigation measures are required to ensure the new development does not increase the flood risk for existing residents.4. Light pollution No consideration or comment is made with regard to the impact of light pollution on existing residences, with the development no doubt having a significant amount of street lighting which will infringe on our homes.5. Wildlife and species change threat The species impact statements are somewhat misleading as little investigation of the wildlife profile is evident. Chapter 9 6.2 and 6.5 mentions species change threat, but we believe grossly underestimates this and is in conflict with the efforts of the local community over the past few decades, which has seen an increase in bat population and bird life.6. Construction restrictions No mention is made of proposed construction access routes and construction times. From a residents perspective construction traffic should not be permitted to access or travel to the site via Rutten Lane as this would constitute a considerable disturbance and potential safety issue given location of primary and pre-school. Construction should not be permitted before 8am or after 5pm on weekdays, with no construction on weekends in order to minimise noise and environmental disturbance to existing residents. Throughout the planning process the local community have fiercely opposed the proposed development as it destroys the nature of our village

which has seen considerable expansion over the past 3 decades.

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Attachments