

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	Vanessa Pinder
Address	151 Rutten Lane, Yarnton, Kidlington, OX5 1LT
Type of Comment	Objection
Type	neighbour
Comments	<p>We apologise for the delay in posting our comments - we had been confused by the conflicting information sent via letter about deadlines. However, we note that the information we received stated that "any comments received after this date will only be considered if a decision has not yet been made" and as the website is showing the application as "under consultation" we assume our delayed comments can be taken into consideration. We do not object to the development of accommodation per se but the impact of developing accommodation along the back of Rutten Lane, backing onto existing gardens and properties. We have virtually no information on what the development backing onto Rutten Lane looks like nor do we have details of how the residents of that particular stretch will be impacted or how impact will be mitigated. We wish to object to the plans on the following points: Overlooking; loss of privacy We live in a property in Rutten Lane and the current plans show properties are planned to be built backing onto our rear garden. We have had no assurance that these dwellings will not impinge on our privacy - we are concerned that the planned properties (of which we can find no actual detail on) may be close/high enough to look into our garden and our property - the back of our property is almost entirely made of glass and so it would be very easy for a property built onto the back of our garden to be high enough to see into our property. We are not currently overlooked at all as the property backs onto farmland and as such, we have privacy and it is our concern that multi-storey development or high density development would lead to significant loss of privacy. Traffic Generation: We have significant concerns that the traffic studies do not wholly considers the current traffic issues both of the bottom of Rutten Lane and also through to the A44. We are unable to understand how the feedback from the current speed flash board at the bottom of Rutten Lane does show a high percentage of passing traffic to break the 30mph speed limit and feel there has not been adequate work to show that the new development will not bring significant levels of traffic through the village. I note that there was a document stating that it was not anticipated that traffic would increase beyond the planned 10% level but we feel that not enough justification or explanation of where the traffic will flow from and too. We do not see anything explaining how the speed into Rutten Lane will be enforced or what measures will be put in place to prevent the increased traffic from the new development through the village or much work to actually adequately calculate how many added vehicles may travel through the village. Additionally it is constantly noted that the A44 does not cope well with traffic at peak periods and this development will further increase the traffic onto the A44. At any time of day it is difficult leaving Yarnton via Rutten Lane onto the A44 and I see no document showing how this may further impact access/exit from the village and then the further impact on the flow of traffic on the A44. I also see no proposal to alter how traffic accesses the A44 to make it safer from the current roundabout and have concerns increased traffic exiting the village via the bottom of Rutten lane onto the A44 will cause accidents as well as add to congestion on the A44 and through the village. Noise and Disturbance Resulting From Use: We are unsure what the Community Work Hub looks like. We are unsure exactly what this might mean and whether this might bring noise and disturbance from its use. Nor are we sure what proposed measures will be put in place to prevent or mitigate users of this facility from creating noise and disturbance - the management of traffic, the delivery of goods, the access of HGVs, the installation of any eateries on site, the</p>

types of client the property is intended to attract etc etc. With a lack of information around the non-domestic building, what it will entail and how it will be managed we are concerned that there will be noise and disturbance resulting and relating to its use. Loss of trees and nature conservation: As mentioned above, our property backs onto the farmland and we live on Rutten Lane. We are concerned about the potential loss of hedgerow that borders our garden and separates us currently from the farmland - what is the plan around our boundary hedge? We are also concerned around the loss of hedgerows in general in the area and although there are plans to provide green spaces in the development this does not provide the general green corridor that hedgerows provide, particularly in semi urban areas where the hedgerows are important in linking up areas of greenery. We have found multiple sources of information demonstrating how important hedgerows are including this piece from the People's Trust for Endangered Species: "they criss-cross the country enabling wildlife to move about the landscape. This is so important as it connects populations that would otherwise be isolated and vulnerable. Bats both use hedgerows as feeding sites, but also use them as flight paths to commute between their roosts and other suitable foraging sites. Butterflies and other flying insects take advantage of the shelter hedges provide to be able to fly. Dormice, which are predominantly arboreal rely on the connections of good hedges to move between other suitable habitats to breed and feed." Layout and Density of Building: We have seen no reassurance that the layout and density of the proposed buildings backing onto Rutten Lane will continue to be in keeping with those properties proposed to be built against (predominantly bungalows). We have concerns about what will be built and the orientation of the proposed properties and what impact these will have upon the existing properties. We are concerned that the properties may be high density or tall or overlook the current properties on Rutten Lane and we feel that given the size of the site there is scope to place these dwellings elsewhere on the site without them having to abutt the boundaries of those properties in Rutten Lane as is currently shown on the plans. Proposals in the development plan: We wish to voice concerns over the proposed play areas planned (not in relation to the school). We have seen many examples in new building developments where a playpark has been instated. Consisting of about 1 swing, a slide and a balance beam (for example). Encased in black tarmac and totally unappealing to any age or ability of child. We are concerned that any such play park or area will be tokenistic, poorly maintained, poorly thought of any not at all used (as witnessed throughout developments in Kidlington and some part of Yarnton such as Cresswell and Hayday Close). Typically these play areas are unused because they are unattractive, uninteresting and not useable for various ages of children meaning that parents with more than one child cannot use them as they will only appeal to a narrow age-range. We seek clarity of what these play areas will look like, whether local residents will have the opportunity to feedback what local children would like to use and that these areas, without consultation or any level of thought or consideration, will become a tarmac square, devoid of any local life or activity and will not be of any use to any part of our community and therefore a waste of time and space. We note that there is guidance available from organisations such as Fields in Trust, particularly around new developments and the provision of playspace in developments and seek clarity on what is planned and who has been consulted in the planning of playspaces. We object to a blanket approval of "playspace (s)" with no detail assuring local residents that the space will be of use and attractive to those children living in the area.

Received Date

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Attachments