

Comment for planning application 22/00747/OUT

Application Number	22/00747/OUT
Location	Land At Bicester Road Kidlington
Proposal	Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.
Case Officer	Andrew Lewis
Organisation	
Name	Jason Summersgill
Address	80 Water Eaton Lane,Gosford,Kidlington,OX5 2PR
Type of Comment	Objection
Type	neighbour
Comments	<p>FLOODING Figure 2.9: Flood Risk from Surface Water of document 3263_1~1 DESIGN AND ACCESS STATEMENT and Figure 5-2: EA Long Term Flood Risk Maps - Flood risk from Surface Water (Gov.Uk website) of document '10669 FRA01 Rv1' Land at Gosford Oxfordshire Flood Risk Assessment both show no risk of surface flooding to properties in Water Eaton Lane at the north-eastern section of the plan from field F3. I have stated to the council that, in the last ten years, we have had surface water flooding from the field F3 down to the Water Eaton properties, yet the maps mentioned, and the associated statements, do not refer to this. Furthermore, the surface water flow maps only show water flowing to a different point further south along Water Eaton Lane. No flow is shown to the north-eastern corner of the F3 where we know one exists. This fact needs to be understood, added to the flood assessment, and provided for in any future mitigation: the risk is actual not potential. Much of this came to the attention of Kidlington Parish Council in the recent consultation about the newly dug drainage ditch (2020) running from the cemetery to the culvert running underneath Water Eaton Lane homes. Now, as part of this consultation, further ripping out of vegetation (all the trees, shrubs, and remaining hedgerow) is planned, as well as the concreting over of much of the land above us. This will massively increase the risk of regular flooding from the slope above us if not considered and alleviated, yet we see no indication that this is understood, let alone plans to alleviate this risk of flooding from field. This must be incorporated into the planning process. Who is responsible for ensuring surface water flooding never happens and who is responsible if it does? PROPOSED BUILDING NEAR US From the plans, we understand near our home in the north-eastern part of the plan, there will be potentially three-storey buildings and an open park area. Our property and those around are two-storey buildings, positioned lower down the slope from the proposed development, with low hedges between us and the current field. That means: a. any such new buildings will loom over us, blocking light from the west in the evening and completely removing our privacy; b. any open area will naturally be a pull for anti-social nocturnal activities right up to our properties with the associated noise, worry, reduction in security, litter, etc., with only a small hedge and low fence between us. We have seen no indication of any appreciation of this, nor any remedial undertakings planned. ERRORS There is a hedgerow running around the north-eastern section of the planned development area missing from the maps: in field 3, around area G1 adjacent to H9. ENVIRONMENTAL CONCERNS The area that is allocated for development supports much local wildlife. Hedges were recently ripped out in 2020 with no consultation with us and now more destruction of natural habitat is envisaged. This time environmental reports have been made but they will have been based upon the levels of wildlife still recovering after the suffering experienced in 2020, not upon the normal levels of wildlife in the area. LACK OF ADVOCACY We are no experts in any of these highly technical areas yet are expected to plough through, understand, and comment on many lengthy documents and reports. We have done our best to respond about the major concerns we have but who is appointed the qualified advocate for us to ensure the full impact of this plan on we existing inhabitants of the area is understood and considered?</p>
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Attachments	