

Comment for planning application 22/01772/PIP

Application Number	22/01772/PIP
Location	Land To Rear Of Bridge House Main Street Wendlebury OX25 2PW
Proposal	Residential development of 2-3 dwellings
Case Officer	Katherine Daniels

Organisation Name	Jane Burrett
Address	The Laurels, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Objection
Type	neighbour

Comments

While this application is a Proposal in Principle (PIP), and not an outline or a full application, there have been two refusals for housing development on this site BEHIND Bridge House (formerly Bridge Farmhouse), 1& 2 The Villas and Bridge Brook bungalow. The most recent refusal was ref 16/01645F. The two previous refusals were NOT SHOWN in 'history' on the CDC planning website for this specific farm land behind the FORMER Bridge Farmhouse now Bridge House. Houses behind the properties mentioned above would be back-land development behind a total of SEVEN properties. In Wendlebury in-fill is permitted. This proposal is NOT in-fill.

FLOODING: the farmland, which is the subject of this PIP, is not FLOOD RISK LEVEL 3 but the main street and several properties along the street are. The farm land in the proposal slopes towards the road. When a flooding event is imminent in the village not only the brook water may flow onto the road but water flows down a) the pub car park b) the access between Bridge House c) the concreted road from Elm Tree Farm. Flood water sometimes flows into the back of the pub and round the wall which protects part of the back of Bridge House. There is a long history of flooding in Wendlebury. This is more frequent since the extension of the M40 northwards in 1992. The EA is responsible for Wendlebury Brook as it is a designated as a Main River. They clear vegetation once a year now, not twice as they did once.

3 ATTACHMENTS Photos of Wendlebury flood events; 1. 13.10.1993 - main street looking north - RH side 1 & 2 The Villas and beyond them the side of Bridge House. 2. 20.07.2007 main street looking south towards pub. 3. 20.07.2007 Front porch of Bridge House just visible beyond the access between the pub and Bridge House.

HERITAGE IMPACT ASSESSMENT: submitted with this PIP application:
HIA: Access: This report states that there will be no difficulty in access to the site behind the two buildings on the road: The (Red) Lion pub and Bridge House both Grade II listed properties. In 2022 vehicle access is used to access land, Bridge House and the rear of 1&2 The Villas. The main street is narrowed at this access point by on street parking along the front of the pub and opposite. There are no pavements, no street lighting. Junction 9/M40 causes rat running morning and evening. During the daytime, despite the 20 mph speed limit, local commercial vans and private vehicles speed through the village, again to avoid slowing to J9 in both directions. School buses cause tailbacks in mid-afternoon. Access is inadequate for a housing development BEHIND other properties.
HIA: Character of the Village: this report states that "major developments of the later 20th Century have completely altered its overall character". This refers to the 1960s Rectory Close, 1970s St. Giles Close and the much later Farriers Mead developments.
HIA: Farriers Mead: The HIA states that Farriers Mead "extended largely within an existing field and extended the settlement boundary well to the east of Main Street". This is NOT TRUE. The houses replaced a garage & workshops: A BROWNFIELD SIT! Some the houses (NOS. 3-7) had defined long paddocks beyond their gardens. These paddocks were specified in the permission precisely so that the 'settlement boundary' would NOT be extended.
ATTACHMENT: OS post-war map for Wendlebury which shows the brownfield site of the original garage and workshops.
It also shows 1 & 2 The Villas and Bridge Brook Bungalow. These properties were permitted as in-fill along the frontage of the 1970s improved drainage channel for Wendlebury Brook which had flooded historically.
CONCLUSION: planning policies for this small village, with INCREASING flooding and traffic problems, permit in-fill. Please note that before the time of the brownfield site development for Farriers Mead, CDC has extensive records concerning the problems with commercial lorry

business transferred to Wendlebury from Merton. CDC took care to make sure that the 'settlement boundary' was not extended when Farriers Mead was approved. I was a Parish Councillor during the period of the development of Farriers Mead.

Attachments in 2nd comment

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Attachments