

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	Sarah Kearney
Address	22 Exeter Road,Kidlington,OX5 2DY
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Application 22/01772/PIP Application for Planning Permission in Principle Land to rear of Bridge house. Main Street Wendlebury OX25 2PW Wendlebury Parish Council wishes to object to the application on the following planning policy grounds: Cherwell Local Plan 2011 - 2031 confirms that Wendlebury is a category C village limited to conversions and infilling within built up limits. This application for Permission in Principle falls outside the village boundaries, and is therefore development in open countryside on agricultural land, not allocated for development purposes and should be rejected as it is contrary to agreed policy and village categorisation. The proposed development of 2/3 houses brings no benefit to the community and places undue pressure on an existing overloaded infrastructure, particularly in relation to flooding, water pressure & sewerage capacity, with out offering any sustainable improvements.As with the previous application nothing has changed, it is a larger application than last time therefore even less ability for the existing foul/surface water systems to cope</p> <p>Key Issues The proposed site has a history of flooding, the Environment Agency flood risk map for Wendlebury shows the site just outside a flood risk area. in practice this is not the case as previous flooding episodes ,for example 2012 confirm, for example in November 2012 confirm. The development of the site will cause run off to be increased considerably . Thames Water have indicated to the Parish Council that they have concerns about the capacity of the existing sewerage system particularly during heavy rainfall. Local residents from neighbouring properties in the vicinity of the proposed development site have informed the Parish Council of their strong objections to the proposal. * Wendlebury already has a traffic issue problem & exit from the site onto the Wendlebury Main street (bicester -Oxford road). Traffic access very poor for this number of dwellings.</p> <p>Conclusions This is an opportunistic application, against all current local plan policies</p> <p>Previous Reasons for refusal by CDC Planners 1 The site lies outside the limits of the settlement in open country side where new development is restricted to the conversion of suitable buildings or a proven essential needs established. As no such need exists the proposal is contrary to Policy EN7 of the Oxfordshire Structure plan & H17 of the cherwell plan. 2 The access from which it is proposed to serve the development is substandard in both vision & geometric terms.Its use for the purpose proposed will result in a detriment to other road users.</p>
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Attachments	