

Comment for planning application 23/01233/OUT

Application Number	23/01233/OUT
Location	OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington
Proposal	Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development
Case Officer	Linda Griffiths
Organisation Name	
Address	J D A Craddock St Frideswide Farm, Oxford Road, Gosford And Water Eaton, Oxford, OX2 8HF
Type of Comment	Objection
Type	neighbour
Comments	<p>In ES Appendix 08.1 Flood Risk Assessment P02 Part1, section 4.40, it summarises the Flood Risk situation of St Frideswide's Farm House:</p> <p>"There have been anecdotal local reports of surface water flooding at St Frideswide's Farm on an annual basis. Water is said to run off fields to the south-west of the farm, flowing via the access track to the house as well as around the farm buildings, flooding the garden and house at St Frideswide's Farm. The water levels in the pond adjacent to the house are said not to rise, but the flood water surrounding the house drains into the pond. The flooding is considered to occur via a combination of the volume of surface run-off from the fields to the south-west, which does not infiltrate to ground due to the impermeability of the underlying soils, and is not effectively conveyed into the drainage ditch system, as well as the blockage and lack of maintenance of the ditches, culverts and pipe network upstream of the house, in particular through St Frideswide's Farm. These anecdotal reports correlate with Risk Area C shown on the surface water flood risk maps included in Appendix G. This flooding is likely to occur in conjunction with the groundwater emergence discussed earlier in this report."</p> <p>As residents of the Farmhouse, we can confirm this, and can also state that the situation with runoff water has become much worse as the Croudace development in the adjacent fields has proceeded. Indeed, St Frideswide's has been flooded three times this winter, much worse than usual, with water entering the house. It seems inadequate controls have been put in place, at least during the construction phase.</p> <p>We would like some assurances that our low-lying house will be protected once this much larger development begins, and that proper measures are taken - such as clearing out blocked channels and drains in the fields, and installing a swale, if appropriate, before work begins.</p>
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Attachments	