

Sunday 28th December 2014

Sent e mail to CDC planning and to Aitchison Raffety (Planning consultants)

Public Protection and Development Management
Cherwell district council
Bodicote House, BODICOTE
Banbury, Oxon.
OX15 4AA

Dear Sirs,

Neighbour notification – Planning Application: Applicant's Name: Mr. Julian Cordy
(Not Lordy as typed on the form)

Application Number: **14/01912/F re-submission of 14/00860/F**
Proposal: **Erection of 2-storey detached domestic dwelling and division of site for proposed development**
Location: **Land adjacent to: 4 Barretts Row, Main Street, Wendlebury**

We make the following observations and objections:

DIVISION OF THE SITE and PARKING OF CARS OFF THE STREET

1. 2 off street parking places are now proposed for the **existing 4 Barretts Row house**, which is having a rear extension built at this time. (See approved application **14/00857/F**). We consider 2 car parking spaces **essential** to avoid parking on the Main Street of Wendlebury. The unextended 4 Barretts Row had a double garage with additional space for 2 cars in front of the garage; to park off the street. **Reason:** This village has a lot of car traffic both morning and afternoon; traffic avoiding Junction 9 on the M40.

2. However, we **object to** the dimensions of the 2 off street parking places for 4 Barretts Row as given on the plans "71 proposed Plans and Elevations" as "Car Space 1: 2.5 x 5.0 metres". Nothing is given for the size of Car Space 2. We think that the space indicated for 2 cars side by side is **inadequate**.

Reason for this objection: One modern family car needs a 3 m wide space with room to open the doors. Thus 1 car would be left on the main street most of the time. 4 Barretts Row is near the commercial bus stop, stops for school buses and the entrance to the Red Lion Public House car park. The pub is currently under restoration with a possible new accommodation block in the future. Parking on the street would also cause further damage to the grass verges and the village road itself by passing lorries and buses. This is a problem already with builders' vehicles parked on the street outside 4 Barretts Row for the last few months.

3. **The new build house in this proposed application** shows 2 car parking spaces with the same dimensions for Car Space 1 and no measurements for Car Space 2. The proposed new build house does have more parking area in front of the house in addition to the two car parking spaces shown for it. In fact the driveway width to the proposed new build house is wider than the proposed 2 car parking spaces for 4 Barretts Row. **A further adjustment is needed. Reason:** to avoid on street parking on a regular basis from occupants of 4 Barretts Row.

4. **Parking area surfaces:** the plans submitted show for the parking area in front of the new build "gravel as at present". This is not correct. The parking apron in front of the double garage, which will need to be demolished, is CONCRETE now. We think that the **suggested condition for permeable paving**, submitted by OXCC Highways under their D14 –page 2, **is vital** so that the areas of parking for both 4 Barretts Row and for the new build will comply with SUDS. The run off from the site of both properties (existing and new proposed) should not add to risk the localised flooding on the road in front of the 2 properties and The Laurels and Concord opposite. *(Please view attached photograph of an example of the localised flooding from 20 July 2007 taken in the road outside 4 Barretts Row).*

ERECTION OF 2-STOREY DETACHED DOMESTIC DWELLING

1. The front elevation (WEST) of proposed dwelling: the window sizes, in proportion to the wall, and the materials used and colour of window frames should be in harmony with the windows on the front elevation of the Red Lion Public House(LB), Elm Tree House (LB) the front of 4 Barretts Row and with our house opposite; The Laurels. **Reason:** to help maintain the visual impression of the 2 listed buildings and the older Waterside cottages opposite the Red Lion.

The Laurels, Main Street, WENDLEBURY
BICESTER, OX25 2PJ

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COMMENTS ABOUT FLOOD RISK IN WENDLEBURY with relevance to this proposed new-build

1. The Environment Agency will give their assessment of flood risk from the Main River – Wendlebury Brook –an assessment **based on FLUVIAL flow only and historic data**. 4 Barretts Row had thresholds raised to the doors front and back, some decades ago, but in the increasingly frequent localised flooding events here it has been necessary to put sandbags along the frontage of 1 and 4 Barretts Row to avoid ingress of sewage contaminated brook water under the walls. (The Red Lion gets water into the current restaurant through the footings of the wall despite the use of sandbags and of course the water flows inside through the front door of the pub. Water comes up through the floor inside the pub before the Wendlebury Brook comes out onto the road). The new build would be upstream of the Red Lion Pub. **We are pleased to note that raised thresholds for the new build are proposed in the design statement.**

2. What the Environment Agency is NOT able to comment on is something which CDC District Engineers are certainly aware of: the additional risk to village properties, including 4 Barretts Row, of the present construction of the NEW road, with new bridge over the railway line which is between Bicester Town station and Oxford for Chiltern Railways, because of the future closure of the level crossing which gives access to properties east of the railway line.

2.1 The new hard surfaces of the new road and the much larger culvert, already installed, under the junction with the village road will cause run off more quickly. The storm water will flow through the ditches into the Wendlebury Brook UNDER the village road at the entrance to the village (see maps). **THUS, Wendlebury Brook will be required to pass a greater volume of water per unit of time i.e. with an increased rate of flow than before.**

2.3 If you add to this the additional run-off into the Wendlebury Brook Catchment from additional tarmac recently put down now at Junction 9 the flood risks are higher for properties directly off the Main Street Wendlebury. (attached is the Wendlebury Brook catchment area map from the 2001 Hydrology survey by Peter Brett Associates for CDC and the Environment Agency)

Conclusion: we think that a new separate dwelling in the proposed location should be set further back on the site, in line with the other more modern houses on the same side of the main street from the Bicester end of the village. A. This would make possible better adjustments to off street parking for 4, Barretts Row and driveway for the proposed new in-fill dwelling. B. There would be reduced risk of flooding from the increasingly frequent events of localised flooding in Wendlebury.

Thank you for consideration of these points



Timothy John and Jane Burrett, Residents opposite 4 Barretts Row, since March 1979