**From:** Wendlebury PC
**Sent:** 22 September 2016 11:17
**To:** James Kirkham
**Subject:** Planning application reference 16/01645/F

Dear James,

The Parish Council considered Planning Application reference 16/01645/F for Mr S Castle for

'Erection of 2 detached dwellings with garages – resubmission of 15/00252/F' at Land East of Bridge House and 2 The Villas Main Street Wendlebury OX25 2PW at a meeting on 15 September 2016. A number of villagers attended the meeting and voiced their concerns.

The following comments were made:

•           The development falls outside the currently accepted building lines

•           The proposed development is on agricultural land

•           The proposed houses are very close to and overlook the existing properties

•           Additional traffic on the private lane

•           Building on the site will exacerbate flooding.

There was also concern raised on the protection of the Walnut and Ash trees that have TPOs and the distance between the canopy of the tree and the proposed development.

The Parish Council has carefully considered this application following the comments made, and has resolved to object to this application on the following policy planning grounds:

•           Wendlebury has been identified as a Category C Settlement in the adopted Cherwell Local Plan of 2015 (Policy C254) and developments should be infill or conversions only (policy C264) within built up limits.

•           It is the view of the Parish Council that this application falls outside the village boundaries, outside the accepted building line and would be a development in open countryside on agricultural land which has not been allocated for development purposes; unlike the adjacent Farriers Mead development which was a former brown field site.

•           The Parish Council also has concerns about the flood risk and the contradictory responses Thames Water has given for the Lion development and this application, bearing in mind that the two developments are less than 20 metres apart.  This raises concerns that each site has been looked at on an individual basis, rather than the implications for the system as a whole. The Parish Council requests that Cherwell planners seek clarification from Thames Water on this matter.

I trust that this information will be of assistance to you.

Yours sincerely,

Jane Olds

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Jane Olds

Clerk to Wendlebury Parish Council

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