

For the attention of:

Planning case officer Baljinder Singh / Matthew Parry
Cherwell District Council
Bodicote House, Bodicote
Banbury OX15 4AA

9 Hodgson Close
Fritwell
Oxfordshire
OX27 7QB
7th September 2016

Dear Sirs,

Reference: PLANNING APPLICATION No. 16/01594/F

Summary: Proposed erection of 34 houses on land adjacent to Fewcott Road, Fritwell, by Cala Management Ltd.

I write in connection with the above planning application. I have examined the plans and know the proposed development site. I wish to object strongly to the development of houses in this location.

Fritwell is a dispersed settlement where development proposals need to be considered very carefully: infilling could ruin the character of the village while estate development would overwhelm it. The protection of Fritwell's visual, historic and archaeological qualities is also supported by the Adopted Cherwell Local Plan which states that *"the type of development for category A villages within the built up limits of villages will be considered to be suitable for minor development in addition to infilling."*

I consider that this development breaches the current built-up limits of Fritwell. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for *"development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"*. I believe that this proposed development falls into this category - for example it includes buildings that are much higher than others in the locality and of a type that does not fit within a rural, village location.

The design on the plans submitted by Cala Management Ltd are not in keeping with existing properties in Fritwell - the village has a very limited number of existing properties that are three storeys high and none of this type of property in the immediate locality of the proposed development site.

There is no indication from Cala about the construction materials to be used for this development. I would strongly object to the use of construction materials that are not in keeping with the fabric, visual and historic nature of the village.

Mid-Cherwell Neighbourhood plan

Within the Mid-Cherwell Neighbourhood Plan, policy H4 states that beyond market housing provision made in the district's site allocations development plan document, only proposals for affordable housing for local people are supported.

The Mid-Cherwell Neighbourhood plan expressly states: *"Development should be on Brownfield sites not on Greenfield sites. The loss of rurality is a major concern especially where the space between*

villages is concerned." This proposed development is on a Greenfield site and will erode the space between Fritwell and Ardley-with-Fewcott. The plan goes on to say: *"The amount and type of development should be carefully controlled to respect the largely rural character of villages and their natural environment."* In my opinion, this development contravenes both these points.

Historic Planning Applications in Fritwell

Permission to develop in the village has historically been rejected for many reasons, not least of these is the inadequacy of the village's road and pavement network to accommodate even small increases in traffic and the lack of public transport.

There has been no improvement in the capacity of the road network within or surrounding the village at all. All vehicles travelling to and from the proposed development site must pass either through the centre of Fritwell or via the narrow road passing through Ardley-with-Fewcott.

As of July 2016 the bus service to Fritwell has been heavily curtailed - the 81 service only runs once a week not daily as claimed in the Transport report filed against this application.

Transport Statement to 16/01594/F

Both of the above reasons are referenced in the transport statement for this planning application dated 30/08/2016 which states in the Oxfordshire County Councils pre application advice: *"Very unsustainable location for this amount of homes. Travel will be car-dominated and public transport provision is very poor. Visibility northwards needs to be carefully considered; delivery of a footway is essential but will be difficult and expensive to deliver. This is due to the width of the verge in this area and the placement of the highway boundary being the ditch."*

I have considerable concerns that the resolve here would be to infill the ditch and that this would bring implications for drainage not only on the site, but the road, and the existing houses on Fewcott Road.

The Transport report is also factually incorrect - it makes references to both public transport and amenities that no longer run or have been closed for several years.

Lack of Fritwell Amenities / Employment and the impact on Transport

In addition to the much-reduced bus service to Fritwell, The Kings Head public house has actually been closed for in excess of three years and Fritwell residents must leave the village to access social amenities.

The Transport report asserts that only 18 additional journeys would be made in peak periods and appears to assume that only one car per household would be used - something which I consider very unlikely. Even so this suggests that only 52 % of the new households would need to leave the village to commute to work, travel to schools or for other needs.

This contradicts the fact that there are very limited existing and no new employment opportunities within Fritwell and only one small village shop. And whilst the village does have a school it only caters for Primary Education - so again car travel will be needed for pupils in Secondary Education. In addition to the reduced public village bus service, Oxfordshire County Council has recently cut the bus services to Schools from the village.

I therefore believe that the current assessment of car use by residents of the proposed development is very much understated.

Historic Sewage Capacity Challenges in Fritwell & connection to existing mains

The inadequacy of the sewage system in Fritwell is a known issue. Parish Council Meeting notes continually reference the inability of the sewage treatment works in Fritwell to cope with the existing demands. Residents have experienced drainage problems for some time and Anglian Water has often had to deploy tankers on a daily basis to empty an over-flowing system.

I note that Anglian water have yet to comment on its ability or desire to upgrade the works in Fritwell to meet the additional capacity required by this proposed development.

The plans submitted by Cala Management Ltd indicate that they intend to connect to existing sewers in Hodgson Close. This would cause major disruption to existing households and compound a problem where residents of Hodgson Close have historically had to have sewer pipes unblocked.

Utilities

Previous planning applications have been declined on the basis that the village cannot support the extension of some utilities. An assertion made by the transport report is that more individuals work from home however this requires the necessary infrastructure, particularly with respect to Telecoms and internet / broadband capacity.

At the time of writing I understand that British Telecom is unable to provide any further SuperFast Broadband connections within Fritwell, despite recently upgrading the exchange and junction box. The telephone exchange is shared with Ardley-with-Fewcott.

Visual Impact Statement:

Of particular concern is the effect of this proposed development on the visual impact for the village and its residents.

The visual impact statement undertaken for this development states: *"the proposed development will have a significant adverse effect on the residents and dwellings in Hodgson Close, and impact upon a number of local Public Rights of Way, and this should be balanced against the relative merits of the development."* The Cherwell adopted plan states: *"Proposals will not be permitted if they would cause undue visual intrusion into open countryside."*

The development is proposed on open countryside, extends the boundary of the village and is located directly next to Hodgson Close. The visual impact and change of character of the village will be significant. A loss of privacy for many residents of Hodgson Close will also be an unacceptable result. Cala's plans are for a very high density of housing backing directly onto existing properties.

The potential impact of light pollution, noise and privacy on existing village residents cannot be accurately assessed - in particular for those residents in Hodgson close and Fewcott Road. For some residents this may even contravene their rights under the Human Rights Act 1998; *"Protocol 1, Article 1 protects your right to enjoy your property peacefully."*

Inaccurate Plans submitted by Cala

I find that the plans that have been submitted for this application are inaccurate and misleading, as referred to by the Oxfordshire County Council Transport report.

I do not believe these plans allow anyone to accurately determine the full impact of the development on Fritwell. The plans include details of land that is not included in Cala's options and the plans contradict details on the retention of existing trees and hedges. The plans do not clearly show the proximity of the proposed new properties to existing houses.

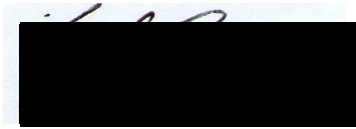
Furthermore, there is no demonstrable need for this type of open market housing in the village. Cherwell District Council has more than five years' supply of housing land to meet the requirements of its emerging Local Plan policy. With significantly large developments already underway in Banbury, Bicester, and Upper Heyford, developers are offering substantial incentives to sell the new houses in the district - this in itself indicates that the need for housing of the type proposed by Cala in this application does not exist.

I believe that Fritwell already has enough large houses: and with planning permission already in place to build 20 houses in other parts of the village, this will satisfy local demand – of which some will be affordable homes.

The only identified need is for affordable housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. The planning permission granted for the George and Dragon site more than adequately covers this requirement.

Yours faithfully,

Signature / Name:

A black rectangular redaction box covers the signature area. Above the box, the handwritten name 'Colin Smith' is partially visible in blue ink.

Colin Smith, 9 Hodgson Close, Fritwell OX27 7QB

Date: 7th September 2016

Personal Impact Statement

Reference: PLANNING APPLICATION No. 16/01594/F

9 Hodgson Close
Fritwell
Oxfordshire
OX27 7QB
Telephone: 07785 500412 (M)
Email: chilledcfs@hotmail.com
7th September 2016

Please register my objection against this planning application by Cala Management Ltd for the development of 34 houses on this green field site.

I fully support all the objections raised by the above residents' group objection letter and also would like to submit the following comments:-

Privacy, Visual Impact, Overshadowing and Overlooking to No 9 Hodgson's Close.

In my own situation, from the Cala planning application, that Plot 33 is now a 3 storey town house, with it's garage 5 metres from my back garden. This will have a major impact on my privacy, visual impact and I will be overlooked. This is a significant and unwelcome loss of a residential amenity after 14 years of residency. 3 storey properties are not in keeping with Hodgson Close properties. It is recognised by the applicant's own assessment that, for existing houses within Hodgson Close the proposed development will have a high impact.

I would welcome the opportunity to meet with either or both the Planning Officers (Baljinder Singh/ Matthew Parry) on-site at my address to articulate this and other planning concerns mentioned below...

Traffic, Road Safety and Sewage

I have a number of other concerns in regard of **increased traffic in and out of the village due to a need for a reliance on cars** (virtually no public transport and low employment opportunities in the village), **road safety and in particular sewage** from the development. Where will the sewage from the development be connected to the mains and how will the increased foul water be processed by the historically inadequate sewage capacity at the village sewage works. Fritwell Parish Council have struggled over the past 10 years to have Anglian Water have meaningful communications to deal with problems that still includes sewage flooding into gardens in Forge Place when there is high rainfall. This is not acceptable in the 21st Century. In their Village Consultation in July 16, Cala appeared to be completely unaware of these issues and their application is vague on this aspect. Document 0862055 on the planning site shows a dotted sewer easement going between properties No 1, 3, 5 and 7.

Also this planning application is poorly addressing the identified local needs for affordable housing. Local multi generation families have a desire to maintain their family heritage locally

Wider Planning issues... continued overleaf

The application appears not to be in accordance with local, regional and national planning policies.

In particular I would like to refer to the criteria as set out by Policy Villages 2 of the Approved Cherwell Local Plan 2011-2031:-

a. **Prioritisation should be given to brown field over green field sites:** The application is for development on a green field site. At the time of writing there are brown field sites within the village for which planning applications for residential development have been granted. Use of a green field site for new development can therefore be avoided.

b. **The proposed style of housing will not enhance the built environment:** In particular I highlight the applicant's proposal for three-storey houses which will be located in close proximity to existing two-storey houses in Hodgson Close.

c. **The proposed development is outside the established built environment in Fritwell and extends into open countryside:** This contradicts the objective of the Local Plan that development in rural villages should be focused on "minor development, infilling and conversions."

d. **The proposed development will significantly alter the rural character and landscape of Fritwell and the surrounding area:** In particular it will have a major visual impact on the countryside to the approach of the village along Fritwell Road, existing houses in the built environment and will erode the boundary between Fritwell and Ardley-with-Fewcott and the Upper Heyford site.

To re-enforce this, the **Mid Cherwell Neighbourhood Plan (MCNP)** (which Cherwell are part of key part of) also reinforces the above as referenced in the above group letter. Planning Application 16/01594/F is clearly at odds with their 3 main MCNP development objectives.

Local Consultation

As a resident of Fritwell, and a directly impacted party, I feel strongly that the consultation on the suitability of this site and indeed the entire need to build further in Fritwell has not been undertaken with due diligence.

We were informed that we would have the ability to vote on the Local Plan - as evidenced by minutes of Fritwell Parish Council and as stated on their website - at the same time of the general election in May 2015.

This did not happen and it is my understanding that it is a requirement of the Local Plan to have sought the approval of local residents.

Planning Decision

I have been informed that the decision for the suitability of this site was decided by Cherwell District Council and not the Parish. There are residents in Fritwell that will have a visual impact imposed by this development yet they have not received notification that their views can be heard - regardless of whether they object to or support this proposed development.

Formal request to speak at the local planning authority committee meeting at which the application may be decided, some local planning authorities require respondents to planning applications to give notice, in their response, of their wish to speak at committee meetings:

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting.

I would also appreciate an acknowledgement of receipt of this objection letter. Thank you for your consideration.

Yours faithfully,

A handwritten signature in blue ink, which appears to be 'Colin Smith', is written over a black rectangular redaction box.

Signature / Name:

Colin Smith, 9 Hodgson Close, Fritwell OX27 7QB

Date: 7th September 2016