**From:** Fritwell PC
**Sent:** 14 September 2016 12:12
**To:** Planning
**Cc:** Sheila Ultsch
**Subject:** Re: Your ref 16/01594/F

Further to my message earlier this morning regarding Planning application 16/01594/F, I am attaching a revised version of the response from the Parish Council as one of the Councillors has requested a late amendment.

As i stated earlier, a hard copy will follow.

Best wishes,

Gill Simmonds

On Wed, Sep 14, 2016 at 8:51 AM, Gillian Simmonds <clerkfritwellparishcouncil@gmail.com> wrote:

Following my telephone conversation with Matthew Parry on 9th September 2016, I am attaching the response from Fritwell Parish Council to the above planning application by Cala Homes.

I trust the Planning department will give due consideration to the views expressed by the Parish Council.

I will also send a hard copy shortly.

Yours faithfully,

Gill Simmonds

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Gill Simmonds

Clerk Fritwell Parish Council

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Gill Simmonds

Clerk Fritwell Parish Council

**Re: Cala Homes Planning Application No. 1601594/F**

Fritwell Parish Council objects to this application. Whilst Fritwell Parish Council agrees in principle with development on this site, it cannot support this application with the proposed mix and type of housing which the council believes is incompatible with needs of the village. During the consultation process Fritwell Parish Council made it very clear what the Parish housing needs are. Furthermore, the Parish Council’s view was strongly supported by the many residents who attended the consultation meeting.

Fritwell Parish Council believes the Cala Homes application as submitted is an inappropriate development for the following reasons:

* The mix of housing on the site is inappropriate for the housing needs of the village
	+ There are 18 large detached, four bed dwellings shown on the plan, in fact over half the planned development. There is already an abundance of this type of housing in the village, eg Town Well End, Hodgson Close, etc. as well as large, older village houses
	+ Fritwell specifically needs smaller homes for older people who want to downsize and remain in the village – of the homes that will be for sale there is only one bungalow and 3 other properties on the plan that are **not** 4-bedroom house. By enabling older or single people to downsize, larger village homes would then become available.
	+ Fritwell desperately needs smaller family type houses so that local families can afford to live in the village where they grew up. The village has an aging population and needs to attract younger families so that it can maintain its facilities – shop, school, etc.
	+ Fritwell Parish Council wants the village to be a vibrant, thriving community and to achieve this younger families are needed to support and revitalise village amenities. Alongside this it is essential that provision is made (smaller homes/bungalows) for the older population so that they are able to remain in the village.
	+ Fritwell Parish Council would welcome homes that are constructed to Lifetime Homes Standard.
* The number of affordable homes is insufficient
	+ It should not be just the ‘affordable homes’ that are semi-detached three bedroom dwellings – there needs to be far more of this type of housing on the site. Currently 53% of the property for sale in the plan is 4-bedroom homes the prices of which will be beyond the reach of most young families.
* Lack of clarity about the Section 106 payments
	+ In the application it is not clear how any Section 106 payments will be allocated – the Parish Council has made suggestions to Cala Homes to maximise the benefit to the local community of these payments. Examples include enhanced play facilities (the playing field is almost opposite this site), support for local bus services, help with the new village Hall project, or contribute towards other village enhancements. No serious consideration seems to have been given to this.
* Incorrect statement about local public transport
	+ Paragraph 7.26 in the Planning Statement suggests that the development will be “well connected to existing services and facilities, including access to public transport provision.” Paragraph 7.56 states “Fritwell is a Category A settlement and the village is served by a regular bus service which provides access to surrounding settlements and employment locations including Banbury.” The accompanying Transport Statement indicates that the existing bus service is regular and that it is viable. These statements are factually incorrect. Fritwell is not well served by public transport and the regular bus service has now been reduced to one bus a week to Bicester.
	+ The number of estimated car trips generated by the development seems unrealistic given the total lack of alternative transport to work, shopping and local amenities.
* Existing sewerage capacity is inadequate
	+ Fritwell has existing issues with its sewerage capacity and there is no reference in the application to reviewing the current system’s ability to accommodate additional waste or any proposed work to increase capacity of the sewerage system. If planning permission is granted the Parish Council requests the council places a Grampian condition on the development to ensure adequate sewerage capacity is implemented. Cala Homes were asked specifically by the Parish Council to liaise with Anglian Water regarding the village sewage plant because of concerns about capacity – this does not seem to have been done.
* Inadequate screening
	+ The impact of the development on neighbouring properties could be significantly reduced by the provision of appropriate planting to create a screening around the development.
* Inadequate detail of materials
	+ The application provides inadequate detail of the materials to be used in the development. Without this detail the Parish Council is concerned the new development could have a negative impact on the village through the use of inappropriate materials.

During the consultation process the Parish Council and local residents made a number of suggestions to improve the development and to help it meet the needs of the village. We are therefore disappointed that none of our suggestions have been adopted by Cala Homes in the proposed application, rending the consultation process a superficial exercise to give the illusion of engagement.

The Parish Council and the majority of Fritwell residents who attended the consultation event would be supportive of a housing development on the site that addresses the points listed above. The proposed application fails to meet the needs of the village, which were clearly articulated to Cala Homes during the consultation process, and therefore the Parish Council objects to this application in its current form.