Planning Application 15/00252

Mr. S Castle

Erection of 2 detached houses with garages

Land to rear of 2 The Villas Main Street Wendlebury OX25 2PW

Wendlebury Parish Council wishes to object to the application on the following planning policy grounds:

* Cherwell Local Plan 2011 – 2031 confirms that Wendlebury is a category C village limited to conversions and infilling within built up limits.
* This application for two executive homes falls outside the village boundaries, and is therefore development in open countryside on agricultural land, not allocated for development purposes and should be rejected as it is contrary to agreed policy and village categorisation.
* The proposed development brings no benefit to the community and places undue pressure on an existing overloaded infrastructure, particularly in relation to flooding and sewerage capacity, with out offering any sustainable improvements.

**Key Issues**

* The proposed site has a history of flooding, the Environment Agency flood risk map for Wendlebury shows the site just outside a flood risk area. Although the applicant’s desktop flood risk assessment argues that the site is unlikely to be affected by fluvial flooding, in practice this is not the case as previous flooding episodes, for example in November 2012 confirm. The development of the site will cause run off to be increased.
* Thames Water have indicated to the Parish Council that they have concerns about the capacity of the existing sewerage system, and are currently carrying out survey work in the village.
* Local residents from properties that back onto the proposed development site have informed the Parish Council of their strong objections to the proposal.

**Conclusions**

* This is an opportunistic application, against all current local plan policies.

Signed

Caroline Todd

Clerk to the Parish Council

Dated 27 July 2015