

The Coach House White Post Rd Bodicote OX15 4BN

Comments on 19/00895/REM - 12 August 2019

Re the above application please find below comments I would like you to consider.

Fencing around Coach House and nursery as discussed with developer and Oxford Diocese and screening of the road.

We were informed at a meeting with representatives of the Diocese and the developer David Wilson Homes that new fencing would be erected and green hedgerow planted on the boundary.

We would like confirmation that the hedgerow is new planting and not an indication our hedge/fencing on our property to be identified as screening.

On the attached drawing we have indicated where we have a gate into our paddock from the field, which we have accessed via the field up to now, which was discussed with the representative of the Diocese and the developers. We would be willing to negotiate repositioning vehicle access to the gate so the paddock can be accessed from a road position rather than driving over green spaces.

See following comments as received in an email.

"I therefore take this opportunity to confirm that the Diocese will be happy to permit you to access your paddock after this.

Secondly, when it comes to the development of the Glebe David Wilson Homes [or whoever ends up constructing the houses] will need to note the gate to your paddock adjacent to the Glebe, and they will not be permitted to obstruct your gate access [e.g. no planting or fencing in that location]. The representatives from David Wilson Homes noted at the meeting with you on site the exact position of your gate, and I can confirm that they have already communicated with us that they need to keep that area clear, and a clear area to the new public highway. In practice, as you will have noted from the plan that they left you, the Reserved Matters planning application keeps the land adjacent to your paddock as public open space, and not heavily planted. You will also have noted from the plan that there was at least one access point from their proposed road schemes to the public open space [and not too far from your gate]. Probably the best way to deal with this is to ask them to provide a dropped kerb from the road onto the public open space [this will be needed for maintenance reasons anyway].

Finally, you will have heard that David Wilson Homes propose erecting fencing along the boundary of your property and enhance the privacy and security. Again this will be dealt with via their Reserved Matters application, and in time they will write to you on this and will agree with you the exact positioning of the fencing and the specification. "

One other point we would like be taken into consideration is with regards to our septic tank (been in place for over 25 years) which we don't know whether this does go into the field and when excavation is taking place what this would do to disrupt our drainage and soakaways. So this does not occur a provision of drainage up to our boundary, so if needed we could connect onto so we are not without drainage.

We are concerned with the future possible detrimental effect this will have on the valuation of our property before development and after the construction of new builds. How does we assess this situation we may be in, are you able to instruct the developers to compensate or negotiate with us for this, and we may be in a situation for instance the next 5 years whilst building takes place

Entrance to Saltway to access out property:

- Will there be any enforcements of a no right turn into the new road layout, therefore affecting our access to the village we live in?
- Appreciate it if signs could be erected at the entrance to Saltway of no contractor parking or obstructions, or no waiting for lorries etc.
- Also no access to site allowed via this lane.

From Mr M Clark