

**From: Ian Critchley: 10 North Street, Fritwell, OX27 7QJ**

For the Attention of:  
James Kirkham  
Planning Officer,  
Cherwell District Council,  
Bodicote House,  
Bodicote  
Banbury OX15 4AA

**Reference: PLANNING APPLICATION No 19/00616/OUT – CALA HOMES**

Dear Sir,

I write to object to the above Planning Application for the following reasons.

1. Taking into account existing, planned developments, Fritwell is already close to delivering the current MCNP housing target of 25 additional houses in the period to 2031.
  - a. There are 15 dwellings currently in development with planning for 5 more dwellings
  - b. Therefore an additional 38 dwellings above that 15 would “burst” the current target by over 100%.
2. The properties now in development and with current planning permission are all brownfield site developments. The CALA Homes proposal is on a green field site and in effect reduces the greenfield space between Fritwell and its neighbouring villages – which is counter to the spirit of the existing MCNP
3. The proposal is significantly too large for one of the smallest Category A villages in the area. Furthermore, Fritwell has comparably fewer amenities than its other Category A fellows.
  - a. There are no healthcare facilities and limited shopping
  - b. Public access to amenities outside the village is restricted to 1 return bus service to Banbury per week. And that sparse service is further handicapped by a short 3 hour “turnaround” schedule.
4. Given the size of the development and the lack of amenities outlined above, any prospective home owners would need cars for work or access to other amenities. A total of 53 additional houses, with the profile of housing in the various plans, would inevitably add to traffic congestion. It is ridiculous to suggest that the proposed 34 homes in the CALA proposal (with mainly “family” houses planned) would generate only 18 peak time return car trips. There will be a majority of two job / two car families – and this will generate additional pollution and safety risk. An issue compounded by the additional “trips” into, out of and through the village by visitors, commercial deliveries, and service vehicles of all types attending the new properties.

5. There are other potential safety risks; given the position of the CALA development on the edge of the village in an area with little scope for the construction of pathways and pedestrian walkways wide enough for parents with prams to pass safely. Evidence from local road watch teams clearly shows that there are already issues with speeding traffic on Fritwell streets.
6. There has been no appreciable evidence given to demonstrate that other basic utilities can easily cope with an additional 50+ houses and families. The sewage farm has already experienced problems, and anyone accessing the existing broadband service can attest to its fragility.

Yours sincerely,

Ian Critchley

6<sup>th</sup> November 2019