

7th November 2019

James Kirkham
Planning Officer
Cherwell District Council
Bodicote House, Bodicote
Banbury
OX15 4AA

Reference: Planning Application: No 19/00616/OUT
CALA Homes: The revised plan for of up to 28 dwellings and associated access | OS
Parcel 9507 South of 26 and Adjoining Fewcott Road, Fritwell

Dear Mr Kirkham,

Further to the update received on the revised CALA plan, whilst I am reassured that original objections will still be taken into account, I wanted to reiterate my objections to this proposal – not least because the same fundamental reasons apply for a plan for 28 dwellings, as applied for 38 dwellings.

Size of development

What was true for a plan for 38 dwellings is still true for a plan for 28. It is far too big for a village like Fritwell (which is acknowledged as a very small category A village - and which has lost facilities, calling that categorisation very much into question): Fritwell has few facilities and is quite a distance away from facilities like a variety of shops, healthcare, leisure etc. The proposal falls foul of the key objectives of the MCNP and the village is already well on the way to meeting the stretch MCNP target to 2031 of 25 houses with 16 new houses already in development – which are in lien with the ambitions of the MCNP of brownfield sites and infill. Add to that the fact that the 750 new build target in the MCNP has already been hit, then this development serves no purpose as well as being unsustainable.

Transport impact

With no public transport provision (apart from one return bus to Bicester a week), a reduction from 38 to 28 dwellings still leads to a major impact on congestion, pollution and safety in the village. In addition, access to the site is on a blind bend in the road and is in the 60 mph speed limit zone. This calls into question the safety of vehicles entering and exiting the site.

Services and utilities

There are already issues with the Fritwell sewerage plant in terms of drainage and flooding. A further 28 homes (in addition to the 15 already being built) will only exacerbate these issues. I also still do not see a practical and maintainable solution to link the new development to the existing village. The verge isn't wide enough and the drainage area is there for a very good reason.

Potential benefits for the village

Both of my children attended the local primary school and it has real benefits for the village so I support whatever can be done to keep the school running (and I understand that it is not in jeopardy). I do not however believe that these additional homes will secure the future of the

school. Whilst there might possibly be a small temporary increase in pupil numbers (not guaranteed), it would be at best a one hit uplift.

I also know that the Parish Council hope that they can secure some additional facilities for the village through a section 106 agreement, but having attended a village hall meeting earlier this year, when a CALA representative was present, I don't believe this would be significant and it certainly will not for fund for example a new village hall. In fact it would appear that it is more likely to be invested elsewhere in Bicester, to support pre-existing proposals.

Conclusion

In conclusion, I do not believe that this development, even reduced to a plan of 28 homes on a greenfield site and outside of the village boundaries should go ahead. Fritwell is a very small category 'A' village with very limited amenities, no public transport infrastructure and already struggling services. I do not see that a development of this size will bring any real positive benefits to the village, only significant problems.

Kind regards,

Clare Walder