

Rachel Tibbetts

From: James Kirkham
Sent: 11 December 2019 10:23
To: DC Support
Subject: FW: Planning application 19/00616/OUT

For DEF

From: Robin England [REDACTED]
Sent: 09 December 2019 18:42
To: Councillor Mike Kerford Byrnes <CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: Planning application 19/00616/OUT

FAO: Mr James Kirkham, Councillor Mike Kerford-Byrnes

Dear Mike and James,

I write as a Fritwell resident and with regard to the planning application 19/00616/OUT, a proposal by CALA Homes (Chiltern) for "The erection of up to 28 dwellings and associated site access onto Fewcott Road".

For some time, Fritwell Parish Council has referred to an apparently unmet need for 25 additional homes within Fritwell and it is clear that they have communicated this figure to the MCNP also. I (and other residents) have requested that the PC provide the origin of this specific number and how it has been ascertained, but sadly it has not been willing to do so.

I read with interest the MCNP's submission against this application and note that the MCNP considers that should the CALA proposal be granted, this would put Fritwell in a position where any further minor development in future years (to 2031) would take the percentage growth of the village into "unacceptable territory".

I believe that I can demonstrate that the only appropriate development of Fritwell in the MCNP period of 2017-2031 is through only brownfield and infill and to meet real community housing needs in line with MCNP ambitions, rather than the proposed development of a greenfield site that lies outside the established settlement boundary. My reasoning is as follows:-

Current development of Village after MCNP

At the time of the development of the MCNP, the Forum have confirmed that it was advised that there was only one extant approval for development: 16/00023/F – for 4 dwellings on the site of the demolished George & Dragon public house and for 7 dwellings on the site of the current Village Hall. Based on this it was determined that a target of an additional 25 dwellings for Fritwell would be set for the MCNP period 2017-2031.

Since then, the construction of houses on the George & Dragon site has begun and the Village Hall development remains a 'live' discussion – with realisation / development of the site the only realistic way for the village to be able to fully fund a much-needed new Village Hall.

However the George & Dragon development is now for 7 dwellings, so an increase of 3, and in addition we now have 3 new single dwelling developments in the village:-

1 x The Lane (17/01701/F)
2 x North Street (19/01402/OUT and 19/02162/F)

So Fritwell now has a total of 6 extra new dwellings in development, which results in a net target for the MCNP period, of 19 dwellings.

However, it should be noted that the MCNP also states that completions in Fritwell for the period 1/4/11- 31/3/16 were zero. So the current development on Covert Farm seems to have been lost in the calculations – not in completions and not in extant planning. Yet to be fully completed, this is an 8-house development that should bring the Fritwell net total down to 11 dwellings.

Mid- Cherwell Older People's Options Survey

In addition, reaching the residents of Fritwell on Sunday 8th December we have the above survey, tasked to gauge, very sensibly, the need for suitable housing for an ageing population. This survey will no doubt provide a nuanced response around the specific needs but we can conduct a headline review immediately.

In doing so we are focusing on the Sheltered Housing section on page 2 – around the ability for older residents to continue to live independently but with more support and easier-to-manage homes. I understand that the MCNP ambition here is for small-scale sheltered housing schemes of about 12 units – with a development focus on the category A villages i.e. Steeple Aston, Kirtlington and Fritwell. So if we look in detail at the likely need in Fritwell:-

From the MCNP document numbers:-

Population of Fritwell 736

- Likely % aged 65-84 = 15% so c. 110 people
- Likely % aged 45-64 = 30% so c. 220 people

If we assume that Fritwell were to accommodate 1 sheltered housing scheme of c. 12 dwellings, there is clear evidence from these numbers that there will be more than enough demand from existing residents in the planning period and I can think of several existing residents that would benefit from this, in doing so freeing up family home stock for new residents. And this is before we can gauge the demand from existing residents who might want to bring older family members closer.

There will undoubtedly be a demand for this type of development in Fritwell and so it would be a big mistake not to leave capacity for one in the MCNP focus period. Fortunately we still have capacity for between 11 and 19 additional dwellings within the settlement area. And the most recent Parish Council meeting highlighted a potential location for this within the settlement area, the developer in question is seeking to develop homes that meet these exact needs.

What I firmly believe that we don't have capacity for though is the proposed CALA development of 28 dwellings on a greenfield site and outside the settlement area. This proposal already exceeds the remaining MCNP capacity by either 9 dwellings - or by 17 dwellings, if we add the misplaced Covert Farm development. And it wipes out, in one fell swoop, the potential to develop a sheltered housing scheme in the village, which would clearly have a much greater community benefit than this open housing development.

Given that the MCNP does consider that the CALA proposal would put Fritwell in a position where any further minor development in future years (to 2031) would take the percentage growth of the village into unacceptable territory, I would suggest that this view neglected to recognise that further minor development is already underway with the 6 new houses already in development and did not reference this new and much needed MNCP development around specialist housing for older people.

I and many residents in Fritwell firmly believe that a proposal for 28 new houses in the manner proposed by this application just does not add up. And this is above and beyond the existing and clearly stated objections such as erosion of green field space, village border and character integrity and in terms of driver and pedestrian safety with the access blind spot and 60 mph zone on Fewcott Road.

With this revised clarity around existing development numbers and with the need to retain capacity for housing options for an ageing village population (which also will bring new families into the heart of the village), on top of

the other valid objections, I request that Cherwell District Council consider rejecting the CALA Homes application as it is not appropriate nor in the best interests of the local community.

Thank you,

Yours sincerely,

Robin England
8 Hodgson Close, Fritwell

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