



## MINSTER LOVELL PARISH COUNCIL

www.minsterlovell-pc.gov.uk

Parish Clerk: **Alexandra Molton**

111 Walker Drive, Faringdon SN7 7FY

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Mr Phil Shaw  
Area Planning Manager  
Planning and Strategic Housing  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
Witney  
Oxon  
OX28 1PB

10<sup>th</sup> January 2019

Dear Phil,

**Re: Planning Application ref 18/03473/RES; Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping (Matters seeking approval are appearance, landscaping, layout and scale pursuant to 17/1859/OUT)**

The Design and Access Statement provided by Strutt and Parker in relation to this planning application contains a number of errors about the Village, namely the following:

- Details about the history of the Village within the Introduction state that:

*'the idea [to allow large plots with Chartist bungalows to enable residents to grow crops and live sustainably] wasn't successful and most of those residents moved out and sublet their land to local farmers'.*

In fact, most of the plots were not sublet but are owned by subsequent family members and used by them for agriculture or small business activity.

Following receipt of the plans, the Parish Council held an open morning in the Village on Saturday 5<sup>th</sup> January to allow residents to see the details of the plans and to meet together to discuss the issues raised. Around 35 parishioners attended this event and residents were very keen to give their feedback on the plans. The Parish Council then held an Extraordinary meeting on Monday 7<sup>th</sup> January which 26 residents attended, to discuss the feedback received from residents of the Village and to finalise the key issues that the Parish Council would raise in relation to the plans. Following these events and subsequent discussion, the Parish Council would like to lodge a **strong objection** to the current plans for the following reasons:

- The current plans show 5-bedroom two-storey properties along the eastern edge of the scheme, bordering the current properties in Whitehall Close. The Council and local residents were previously assured that these would be allocated as bungalows to minimise the impact upon existing residents in the area. Many residents of Whitehall Close feel that the installation of houses rather than bungalows here would have an immeasurably negative impact



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upon their quality of life, affecting their privacy and access to natural light in particular. The West Oxfordshire Local Plan 2031 and the Planning Statement provided by Strutt and Parker on behalf of Bovis contains the following assurances:

*'Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings by:..... not harming the use or enjoyment of land and buildings nearby including living conditions in residential properties'* (5.9, Design and External Materials)

*'In allocating the site, Policy WIT4 lists a number of key issues to be addressed as part of any development proposal.... [including] development layout that respects the existing built form to the east of the site'* (Reserved Matters and Scheme Justification 5.8 (f))

Given these details, the Parish Council concurs that this selection of dwellings in this area is highly inappropriate and given the details of the Planning Statement, requests that the developer re-site these large properties. Suggestions have been made that these 5-bedroom homes could be exchanged with the bungalows currently sited along the Burford Road boundary on the northern side of the site and this would certainly be preferable to existing residents of the Village.

- There is a large strip of grass along the western edge of the development which according to the Planning Statement provided, appears to have been intentionally allocated as a green space. The Parish Council cannot see the benefit of this area and instead suggests that this space should be moved to the eastern edge of the site, to allow for further space between the new scheme and existing properties in Whitehall Close. This would further minimise the impact upon existing residents of the Village and help to establish better relations between neighbouring properties in this area. Additionally the current plans do not clearly show any definitive border between the new development and Whitehall Close/Wenrisc Drive. Current residents of the Village have requested a permanent structure, such as a 6ft wooden fence, to ensure clear delineation of both estates and enhance privacy for home owners on both sites.
- Many residents have raised concerns about the increased traffic in the Village resulting from the new estate and parking within the development itself. The Planning Statement claims that:

*'In allocating the site, Policy WIT4 lists a number of key issues to be addressed as part of any development proposal... including mitigating the impact of traffic associated with the development...[and] provision of appropriate public transport (services and infrastructure) serving the site'*. (Reserved Matters and Scheme Justification, 5.8 (g))

However the allocation of parking on the site is considered by Oxfordshire County Council (OCC) to be wholly inappropriate for the needs of the scheme. The Parish Council echoes the concerns raised by OCC regarding access



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around the scheme and on-street parking which will obstruct the highways and cause potential access problems, particularly for emergency vehicles. In addition there is no safe place for public and school buses to pull in at the main entrance to the estate off of Burford Road. This will result in a dangerous situation where children travelling to school and those using public transport will be mounting and alighting from buses on the side of the main road and without a safe space to wait away from the hazards of the busy B4047. Buses stopping here will also cause an obstruction to the road resulting in more potential for accidents and congestion. As a result the Parish Council requests that a pull-in bus lay by be added to the front of the site to ensure the safety of those using school buses and public transport in this area and to keep the B4047 safe and free from congestion. This was indicated on earlier versions of the plans for the development but this no longer appears.

- In its previous objection to the original planning application (17/1859/OUT) the Parish Council stated that it would not be willing or able to take on maintenance of any other green spaces, trees or shrubs. Indeed, several of the plants chosen for the estate have been identified as those which will require higher levels of maintenance and therefore the Council considers the outside space on the new development to be the responsibility of OCC.
- The Parish Council consider the design and location of the rented and affordable housing on the site to be inappropriate; in particular the Council feels that allocating this housing all into one area rather than mixing it in with the other homes on the estate will prevent these residents from integrating into the estate as a whole and the Village at large. The West Oxfordshire Local Plan 2031 states:

*'Key considerations for the site include...ensuring effective integration with the existing village'* (West Oxfordshire Local Plan 2031, 9.259)

On this basis the Council requests that these homes are relocated throughout the site.

- Several of the houses on the estate, particularly the rented and affordable homes, do not currently have side access to the back of their properties, which means that residents will be forced to leave their refuse and recycling bins outside of the front of their properties. The Council is concerned that this will result in rubbish and detritus being left in the street and will create an untidy and unkempt appearance on the estate. The Council considers rear access a vital component for all homes on the development to allow bins to be stored away from frontages.
- The Parish Council is very concerned about the issues raised by Thames Water regarding the risk of flooding and the inability of the current sewage network to cope with the increased levels of waste water. Residents of Whitehall Close have also expressed concerns about the proposed location of the foul water pump and the possibility of sewage flooding in their homes should this pump fail. West Oxfordshire Local Plan 2031 states that:



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*'Key issues to be addressed as part of any development proposal will include:...the use of sustainable drainage methods to ensure that post-development surface water runoff rates are attenuated to achieve a reduction in greenfield run-off rates. (West Oxfordshire Local Plan 2031, PolicyWIT4, (j))*

On this basis the Parish Council seek confirmation that the issues raised by Thames Water and concerns over potential flooding risk will be carefully and adequately considered when this plan is reviewed and that appropriate measures will be taken to rectify these issues before building commences.

The Parish Council note that the objections raised by OCC refer to an expected alternative plan which will be forthcoming following comments and objections made during the consultation period. We look forward to receiving this for analysis in due course. Please contact me in the meantime with any queries.

Yours sincerely,

Alexandra Molton  
**Parish Clerk**