

Note of a presentation by Cala Homes to Fritwell Monday 26th November 2018

Paul Mc Cann of Cala, Karl Middleditch the agent, and Rob Linnell of Savile's visited a meeting of the Parish Council in order to present the Cala Homes revised Proposal for planning on land south of Fewcott Road in Fritwell.

26 residents attended the meeting.

Main points from Cala's presentation

Cala has had some discussions with Cherwell District Council and ascertained that their proposal is in accordance with the local plan and the proposed MCNP.

CDC now broadly support the mix of housing and the revised access route. The mix is 35% affordable homes (13 homes).

CDC have not foreseen any difficulties with technical issues such as drainage, flooding etc.

Taking into account the views of the villagers during the last presentation in 2016, Cala have revised the housing mix of the development to include more small houses, and at a lower density.

Cala Homes is now looking for the views of the village again, bearing in mind the new proposal and bearing in mind its likely impact on the village, such as more children for the school, more customers for the shop and bus service.

Questions:

Q: Plots AF30-35 – how high will these be?

A: These will be approx. 9m high, ie the height of a normal two storey house, indeed from the outside they will look like a standard semi-detached house.

Q: Should this development be approved, what is the timescale for completion?

A: Assuming the MCNP isn't delayed or altered in any way, since Cala would want to take into account any changes, it is likely that Cala will apply for outline planning in early 2019 and if all goes well then 18 months to 2 years is the usual building program length.

Q: Section 106 funding – what is Cala's intention for the improvements for Fritwell with this money?

A: The main focusses are education, recreation and transport, and perhaps there could be some sort of contribution towards a village hall.

Q: Sewerage – will Cala be improving this since the village infrastructure is already struggling.

A: Cala will be required to carry out a normal flood risk assessment. Glanvilles would be the contractor for this work. Cala asked for villagers' comments and it was noted that there is an ongoing problem with sewage flooding in Forge Place.

Q: Amenities – there was a plea for consideration of amenities and also for traffic calming since the entrance to the site is presently outside the speed limit.

A: Sheila Ultsch of the Parish Council advised that the MNCP has discussed a scheme at the Ardley Cross-roads which may affect Fritwell. Polly Foster of the Parish Council mentioned that the MCNP is considering traffic issues in its projects for village improvements and has a particular interest in “place-making” approaches to traffic calming in rural villages.

Q: will Cala stick with the mix of affordable housing should market conditions change?

A: Cala will try their best to maintain the mix and the design and access statement that they are obliged to submit to CDC will be an incentive to stay with it.

Q: What materials will be used for the houses?

A: They will blend with the houses in Hodgeson Close, ie reconstituted stone and possible some brick.

Q: Has Cala made any contingency plans in case Brexit has an effect on building material costs etc

A: not really

Q: What does “affordable” mean?

A: The housing association would be involved with the calculations of pricing of these properties and deciding on which would be for sale and which for lease schemes.

Q: Has Cala done any market research lately since it seems houses are not selling in the village at present – are they sure these properties will sell?

A: We have not done any market research since the last proposal we submitted but will be required to do so before any planning application goes to CDC.

Q: Are the parking allocations standard for a village of this type bearing in mind the lack of transport links and the size of the properties.

A: We have used the Oxfordshire County Council standard for a rural village of this type.

Q: Which housing association will be used for the affordable housing partner?

A: That is a decision for CDC to make a nomination.

Q: Is the plan to scale?

A: Ordnance Survey mapping data has been used to prepare the plans.

Q: Could a re-cycling/bottle bank area be incorporated into the new development as Fritwell is currently lacking anywhere for this?

A: Not obviously as the scheme is at the moment, but they will bear it in mind.

Vicky Hibberd
December 10th 2018