



Langford Village
COMMUNITY ASSOCIATION

Bernadette Owens
Senior Planning Officer
Cherwell District Council

8/10/2020

Dear Bernadette,

**Response from Langford Village Community Association (LVCA) to the Scoping Opinion
20/02469/SCOP**

Whilst we welcome a reduction in the number of houses proposed for Gavray Drive to 202, we have the following concerns from the scoping opinion document.

2.5/ 2.12/5.3:

- All make reference to raising the land for residential dwellings, we are extremely concerned about the impact this would have on the flood plain water, the impact on Langford Brook when flooding occurs (we have just experienced heavy flooding in Langford Park and Mallards Way) and the long-term impact on Langford Village as well as the SSSI's mentioned. We also have concerns about the impact on the CTA, if residential dwellings are nearby and water has less opportunity to drain away Raising of ground levels will have an adverse effect on the wildlife site, possibly more flooding causing the destruction of habitats

2.15/10.9

- Makes reference to any disruption from heavy duty traffic to be temporary, however with a 4-year build window 2023 – 2027 it will be a long 4 years for the residents of Langford Village that back onto Gavray Drive, restrictions should be looked at regarding delivery times, stationary vehicles enforced switching off engines to lower pollution and noise levels. We believe restrictions should be imposed on allowed operating times (no weekend work, only allowed to operate between 8.00am and 5.00pm) to allow decent periods of peace and quiet for the residents of Langford Village

4.9

- With a 4-year build programme, a robust plan must be in place and enforced, regarding wheel cleaning on exit from the site, road cleaning and damping down. The site will be very muddy during inclement weather and very dusty during dry weather. Gavray Drive is the main entry point for Mallards Way (Bramblings/ Redwing Close end) and Whimbrel Close residents. We have already experienced problems from Graven Hill works of mud and dust and face having Wretchwick Green being built at the same time.

- It should be noted that Wretchwick Green have withdrawn their original plans to build on the CTA, thus allowing a good corridor for animals. The 2 blocks of housing on the eastern side of the proposal are within the CTA. This will have a negative impact on the wildlife in situ and could cause total loss of some habitats with development so close
- The condition of the road surface is also of concern as there was damage to the road surface when Network Rail were working at the top end of Gavray Drive, and local residents fear this will be the same with lots of heavy lorries arriving on site with potentially lots of heavy stone. An undertaking of road repairs must be included
- There is also need for improvements at Wretchwick Way/ Peregrine Way junction as this has historically been an accident spot and is of great concern to Langford village residents, as this will be the main car route from the development to access the shops/ hall/pub/ Community Centre on Langford Village
- There needs to be an explanation of the net gain from the development on local wildlife site, what protection is there for key features and restoring and enhancing biodiversity. Building houses and transporting large quantities of stone adjacent to the wild life site does not appear to be of any benefit to the wildlife
- There are two play areas indicated on the plan, one in the west and one in the east. This should be altered to have just one play area, as the maintenance going forward for the town council makes two prohibitive and should be in the western side and the one in the eastern area removed. There is also a play area near to Merganser Drive which is easily accessible.
- A bus stop is mentioned also this should include a bus shelter as this is already an ongoing issue on Langford Village as there are no bus shelters.

Your sincerely

Carole Hetherington
Chairman
Langford Village Community Association