

## Croprey Parish Council response to planning application 23/00977/OUT

Comments from Croprey Parish Council to Cherwell District Council Planning Department on Application Reference 23/00977/OUT (OS Parcel 9195 North Of, Claydon Road, Croprey).

The Parish Council has considered very carefully the impact of a potential development of 60 additional houses in Croprey. The advantages and disadvantages are noted below. The provision of a community building/surgery has also been considered.

The provision of a community hall/ GP surgery is considered crucial if outline planning permission were to be granted. If this were to be the case, the Parish Council requests that it would be consulted by Cherwell District Council on specifying the conditions of the reserved matters to ensure that sufficient detail is specified to ensure that a building fit for purpose is built. If outline planning permission were to be given, the Parish Council would prefer a GP surgery is provided rather than a community hall.

<b>Advantages</b>	<b>Disadvantages</b>
Community building/surgery 1. Provision of a new GP surgery would ease the current capacity constraints of existing building and potentially ensure long term provision in the village.	Community building/surgery 1. No specification agreed. 2. Possibility that building specification would not be fit for purpose/ usable. 3. Level of finish not agreed. Additional funding may not be available to make building useable. 4. Existing surgery could not move without permission from NHS Integrated Care Board.
Alternative route out of village via Mollington Road	Large development – detrimental to rural character of current village and larger than specified in current Cherwell plan
Improved viability for local businesses e.g., village shop and pubs.	Less need for major rural developments as Cherwell District Council announced in February 2023 that “the five-year housing land supply position in the district excluding the Partial Review area is 5.4 years”.
Improved viability for village organisations and clubs with increased membership base.	Increased traffic through village
Increased Precept so lower burden on existing council tax-payers/improved level of services.	Adverse impact on adjacent houses that are within the conservation area.
Increased population should increase vitality & diversity of the community.	Outside current village boundary.
Affordable housing should attract younger residents into the village to counteract ageing population profile.	May set precedent for further adjacent housing developments in area.
S106 Grant funding would provide needed investment for Village Hall, local organisations and sports clubs	
Proposed development includes green energy provision for dwellings	

Cherwell District Council would need to ensure:

1. Sufficient capacity of infrastructure/utilities
2. Sufficient capacity in school (the school did not respond to the enquiry from the Parish Council)