

Comment for planning application 23/00977/OUT

Application Number	23/00977/OUT
Location	OS Parcel 9195 North Of Claydon Road Cropredy
Proposal	Outline Planning Application (except for access) for residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure
Case Officer	Katherine Daniels
Organisation Name	Anthony George
Address	Ashdown, Creampot Lane, Cropredy, Banbury, OX17 1NT
Type of Comment	Objection
Type	neighbour
Comments	<p>Please see my further objections to this planning proposal based on the amendments submitted.</p> <p>I find it unacceptable that the land agent has been given such a significant time extension so that they can redesign their submission. They did not have to submit the plans when they did originally. Instead they could have held off initial submission, presenting the new surgery in one go once they had properly thought out their plans. The stress and anxiety that these delays have caused to the residents who are directly affected by this development has been significant. I firmly believe the delays are part of plan/tactic to wear down the local community and to undermine the democratic planning process.</p> <p>The amending of the original plans with the inclusion of a doctors surgery changes nothing in terms of my original objections and I still firmly oppose this development. Further to this -</p> <p>The building designed to house the surgery is vast and completely out of keeping to the rural setting it sits in. The building looks more suited to a city centre, not the open farm land and conservation area that it sits around. The current village surgery is a purpose built building and sympathetically designed to be part of the village and community. This purpose built building is only 30 years old and was designed to be a surgery for a lot longer than 30 years.</p> <p>Based on the size of the new surgery, boasting far more space/consultation rooms/additional services, the doctors practise will need thousands more patients on their books to make this sustainable and viable. This will further increase the traffic and congestion through the village. People cannot travel to the surgery on public transport so they will all be in cars. No further traffic reports have been commissioned to look at the increase in people coming to the village from the surrounding area for this new enlarged surgery.</p> <p>The substantial new doctors surgery is as out of place as the huge 60 house development already proposed. It is of a scale that it is disproportionate to the village, the local area and the community will suffer as a consequence.</p> <p>Recently the Parish Council held a vote to establish whether there was support for this development, in light of doctors surgery suggesting they were struggling with their current landlord/premises. The vote, despite the surgery's situation was 85% of the village population was against this development. This clearly shows the village community does not want this. The Parish Council has therefore announced the stance of objecting to this development as well.</p> <p>One glaring omission from the revised planning proposal is how the new surgery is to be funded. It seems incredible that this new surgery is put at the centre of a new housing development proposal, yet no one has been able to explain how the millions of pounds required to build the surgery are to be found. We are all aware of the plight of NHS funding currently and so I consider this to be rather key information.</p> <p>On top of this, the land agent is expecting to be excused from the S106 payment for health care. Not only are they failing to explaining how they are going to build a multi million pound surgery, they also expect to shirk other financial contributions.</p>

How can this planning proposal even be considered when the funding is not clearly set out. If planning permission is granted, it could take years and years for any sort of financial plan to build a surgery to come to reality and may never happen at all. Meanwhile the people opposed (85% of the village) and adversely affected by this proposal have their lives put on hold, waiting and wondering. This will create continued stress and anxiety. It feels as if the village is being blackmailed into supporting this development for the good of the doctors surgery. The surgery itself is an independent business. The future of the surgery cannot be confused or intertwined in a planning application like this. Surgery financing is very complicated and there have been no details around ownership of the new building, build cost, fit out and ongoing management.

The village of Cropredy as you will well know, as per the local plan is suitable for infill and small scale development. A substantial surgery like this, along with the 60 houses completely contradicts this. It changes the rural identity of a village we love. This development, if agreed opens Cropredy up to further large scale developments as per previous comments.

Obsidian/Carter Jonas are keen to focus all of the attention on a new surgery blindsiding the fundamental issues with this development. Please do not fall for this tactic. This new surgery is completely unfunded and totally inappropriate for the location much like the proposed development as a whole.

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Attachments