

# Comment for planning application 23/00977/OUT

<b>Application Number</b>	23/00977/OUT
<b>Location</b>	OS Parcel 9195 North Of Claydon Road Cropredy
<b>Proposal</b>	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
<b>Case Officer</b>	Katherine Daniels
<b>Organisation Name</b>	Catherine van der Gast
<b>Address</b>	8 Kyetts Corner,Cropredy,Banbury,OX17 1JW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

**Comments**

8 Kyetts Corner  
Cropredy  
OX17 1JW  
19th May 2023

I am writing to object to this planning application and have listed below the reasons why it would be untenable for this proposal to go ahead.

Obsidian have lied on their application as they do not have the support of the Parish Council, Cropredy Surgery or the majority of Cropredy residents. Cropredy Surgery have publicly said they do not support Obsidian's application on the local Cropredy face book page and this has also been reported in the Banbury Guardian (Thursday 4th May 2023). The surgery have said "express our surprise regarding the content of this applicationNo approach has been made by either party to the ICB who would be in the position to authorise such a move. We therefore do not feel that this (planning) application can be assessed on the merits of it providing a new surgery." Putting the surgery at one end of the village will impact traffic substantially as it will be difficult to get there by foot as it is along a main road with no footpath, so people will feel compelled to drive for appointments, prescriptions etc.

To erect this number of houses beyond the village border would significantly impact the local village character by significantly impacting the local services, amenities and infrastructure. Thames Water has also objected stating that it would have a significant impact on the water pressure in the village. There is no regular daily bus service running through Cropredy which is another lie on Obsidian's application. The majority of people who live here work elsewhere as employment opportunities in the village are limited. A large development like this would impact the number of vehicles in and out of the village and neighbouring villages also like Great Bourton, Claydon and Williams Scot as people would need to drive to get in and out of the village.

Cropredy is classed as a Category A Service Village where infilling, conversions to existing structures and minor developments are allowable. This proposal is not a minor development and so directly contravenes the very category assigned to it by CDC. Added to which, CDC have recently said they have an excess of housing supply in the Banbury area. This is certainly evidenced to the North of Banbury where two large developments along the Southam Road have recently been completed with another at the bottom of Hanwell Fields being started in the past few weeks. There are other developments to the South and North/West of Banbury also that provide a large supply of housing which negates the need to put this development in Cropredy.

When the Marina was built to the North of the village, part of the approval and acceptance of it was that it would be built in a natural basin that wouldn't impact the landscape. This has indeed been the case, however building 60 houses between the current village boundary and the marina would significantly impact the landscape and wildlife living within it. The site has much to offer in terms of wildlife and has been successfully used in the past to grow crops. The loss of habitat for these animals would severely impact biodiversity. It would also impact the health and well being of many residents who appreciate this as the beautiful open countryside it is.

Cropredy is a fantastic village with a real community feel to it. People get to know each other well and end up living here for a substantial number of years. The danger of continually building developments on the edges of these types of villages means that their identity is lost and if allowed to continue they become subsumed by Banbury as is currently being evidenced by villages to the south and west of the town. Cropredy is a village of

significant historical importance that must be valued and maintained.  
For these stated reasons, I therefore ask that this proposal be rejected.  
Cathy van der Gast

**Received Date**

19/05/2023 16:11:06

**Attachments**