

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	Desmond Knight
Address	Compton Cottage,13 Kyetts Corner,Cropredy,Banbury,OX17 1JW
Type of Comment	Objection
Type	neighbour
Comments	<p>My objection is based on a number of issues but the single biggest issue is that the size of this proposal is too large. Whilst we continue to wait for the Cherwell Local Plan 2040 due to its ongoing delay we have to refer to Cherwell Local Plan 2011-2031, the current plan. In this document under 'Policy Villages 1 : Village Categorisation', Cropredy is classed as a Category A (Service Centre) and will be suitable for minor development in addition to infilling and conversions. Cropredy, as a Category A Service Village should not typically have new developments of over 10 homes and should be within the 'built up limits of the village'. This proposed development cannot be considered within the limits of the village as it is outside the village boundary and is more significant than minor development. An additional 60 houses will increase the size of the village by 20% from approximately 300 to 360 - a major development! It is reported that CDC have enough housing supply for over 5 years without having to build on open countryside outside of village boundaries. I am not opposed to development providing it is of the right scale and in the appropriate location.</p> <p>There are a number of further issues that stem from such a significant development as follows:</p> <ol style="list-style-type: none">1. Increased traffic on a network of roads that was never intended to sustain current density or modern vehicle sizes and weight. The lanes are in a poor state of repair with failure at verges being commonplace. In a recent village survey some 35% of respondents thought that parking issues were the worst thing about Cropredy.2. The risk of even more future development beyond this proposal. Obsidian have quoted in a leaflet drop that 'The marina represents a natural northern boundary to the village'. This implies that this proposed development which is part of a field could be added to at a latter date.3. Due to the location outside the village boundary, there is a concern that this could become an isolated community and become difficult to integrate into the current 'strong' Cropredy community.4. A significant impact on the current 'Services and Facilities' available to the village. Cropredy GP Surgery is over-subscribed with up to 5,000 patients from Cropredy and the surrounding villages and there is a major risk of being overwhelmed by the residents of the proposed development. Cropredy public transport service is limited to a bus that runs 2/3 times per week and would struggle with the potential needs of a further 60 households.5. A part of the proposal is a 'Community Building' that is clearly not central to the village and existing residents would find inconvenient. There is some uncertainty as to what this building would be used for but the GP Surgery have told Obsidian that their current situation should not be used to promote it's planning application.6. I would expect CDC to review all aspects of foul water treatment. The discharge of sewage into the River Cherwell is of great concern to the existing community and the proposed development would only serve to add to an already unacceptable situation.

I have my concerns in what I have seen and heard of Obsidian. They will say and do anything it chooses to further its chances of success as follows:

1. The original planning application stated that Cropredy Parish Council and the Village Community supported their plans. This

was an incorrect statement and has since been removed.

2. An over-subscribed village GP Surgery was used by Obsidian to help promote a 'Community Building' in the proposed

development. This was after the GP Surgery had instructed Obsidian that they were not to be used to promote their planning application.

3. An unprofessional leaflet drop throughout Great Bourton and Cropredy making comparisons to an alternative planning

application south of the village to further its chances of success.

Due to the above, I have lost faith and confidence in this proposed development.

In summary, the current site is open countryside and is outside the village boundary. The proposed development contravenes the current Cherwell Local Plan 2011-2031 and in doing so it takes more away from this special village of Cropredy than it gives back. I strongly feel that this proposed development does not bode well for the future of Cropredy village and its residents.

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Attachments