

**Rachel Tibbetts**

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**From:** Paul Gellatly [REDACTED]  
**Sent:** 20 March 2024 09:13  
**To:** Planning  
**Cc:** Katherine Daniels  
**Subject:** 23/00977/OUT - OBJECTION

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**23/00977/OUT - OBJECTION**

Dear Planning Committee,  
re: **Obsidian application for outline planning for residential development of up to 60 houses north of the village of Cropredy (ref 23/00977/OUT)**

It seems the portal is still not open for comment.

So I am emailing with further objections which I request to be added to the other objections in time for committee members to see.

1. I urge councillors to fully investigate the funding of the surgery. It is flawed. I strongly object because I simply don't believe the surgery will be possible. There is no transparent commitment from stakeholders around financing the surgery construction, no info on long term ownership of freehold, I fear that in a short period of time, we will be left with 30 houses (max allowed to be built before surgery) and an empty plot of land where the proposed surgery was meant to be...This is just a route to build a housing estate on green fields. Prove that it can be funded before you consider this application.

2. Please think twice before saying yes to this SPECULATIVE development on farmland, outside of the village boundary at a time when farm land is precious and the biodiversity of our country is at threat.

3. The disruption during building will impact breeding birds - the agency has suggested a building period time slot which I can't believe they will be able to adhere to.

4. I object because my partner and I both work from home. During the building of this development there will be significant disruption that will go on for many months.

5. You have already received my objections regarding the effect of this proposal on my own property. My windows are just 2 meters from the site and I am deeply worried about Thames Valley Police's statement regarding the threat of the land becoming a security risk.

Regards  
Paul Gellatly

17 Kyetts Corner  
Cropredy  
[REDACTED]