

Rachel Tibbetts

From: Katherine Daniels
Sent: 17 April 2024 08:29
To: DC Support
Subject: FW: Cropredy - Northern Development s106

Can this be added to DEF 23/0977/OUT

Thank you

From: Jo Samways [REDACTED]
Sent: Tuesday, April 16, 2024 9:19 PM
To: Katherine Daniels <Katherine.Daniels@Cherwell-DC.gov.uk>; Andy Bateson <Andy.Bateson@cherwell-dc.gov.uk>; Councillor George Reynolds <George.Reynolds@Cherwell-DC.gov.uk>; Councillor Phil Chapman <Phil.Chapman@Cherwell-DC.gov.uk>; Councillor Douglas Webb <Douglas.Webb@Cherwell-DC.gov.uk>
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Victoria Prentis <victoria.prentis.mp@parliament.uk>
Subject: Cropredy - Northern Development s106

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Dear Councillors and Officers,

Re: s106 for the development to the North Of Cropredy

As you can imagine the Keep Cropredy Rural Group which represented the residents of Cropredy, were very disappointed that the planning committee voted in favour of the development to the North of Cropredy.

We noted that the councillors recognised, and commented on "**the harm**" the development would do to this village of Cropredy. We note that the **ONLY** reason councillors voted in favour of approving the outlying and speculative application was because of the surgery.

We now seek absolute clarity regarding the s106

We are keen to understand exactly how the Doctors Surgery will be funded, managed, and how exactly a property management business can be secured without the prospect of making significant return on the business. We are not convinced the return on the development will make it an attractive investment. We are also concerned that the short term benefits might be overwhelmed should the GPs wish to sell or close the surgery in the medium term.

It is our fear that the development can not finance the Surgery with just 60 houses.

We were surprised that the residents of Cropredy's opinion was not raised in the councillors remarks. As a group we were also disappointed that some key details were incorrect or seemed confused. I refer to inaccuracies about the state of the land which was infact sown and harvested in 2023, the percentage of Cropredy residents on the Cropredy Surgery patient list and information regarding flooding on the site. We were also concerned by the lack of confirmation regarding improvements in bus services, or the allocation of secondary school places for residents of Cropredy. we note the officer used the term "sort of" when confirming councillors questions regarding adequate provision.

CLOSING OF THE PORTAL

We also note that the portal closed for comments one week before the planning committee. The planning officer reported this was a technical hitch.

SITE VISIT

In addition we are deeply concerned that the planning officer didn't confirm with us when a site visit will take place, or perhaps has even taken place by the councillors.

We strongly advise the site visits to take place in the wetter months of the year. Without seeing the impact of the run off of this field on the surrounding households, we fear that you will not be able to see the impact of the potential development on surrounding households, the marina, canal and river.

Can the planning officers put trust in Thames Water to give a thorough and cohesive assessment on the development - councillors mentioned in the meeting they didn't feel they would get any useful information from the Water Authority.

We urge councillors to scrutinise the s106 detail and to ensure that the surgery detail is water tight before committing. Any doubt should be thoroughly investigated - we have heard from councillors just how confusing a 106 can be.

We ask that you keep us up to date with progress on the s106 and let us know when it is signed.

Yours sincerely,

Jo Samways
Spokesperson for Keep Cropredy Rural.

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