

## Rachel Tibbetts

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**From:** Planning  
**Sent:** 17 March 2024 19:24  
**To:** DC Support  
**Subject:** FW: planning application 23/00977/OUT

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**From:** Mark Wright [REDACTED]  
**Sent:** Sunday, March 17, 2024 6:34 PM  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Cc:** Katherine Daniels <Katherine.Daniels@Cherwell-DC.gov.uk>  
**Subject:** planning application 23/00977/OUT

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Dear Planning officer,

I am writing to object to the planning application **23/00977/OUT** for the following reasons:

**BEYOND BOUNDARIES** – Proposed development ‘outside the existing built form of the village and therefore within the countryside.’ The proposal will be seen as ‘a stand alone development, adjacent to Cropredy, which would lead to a negative impact on the character and appearance of the locality’.

**SCALE** - 60 houses and a giant surgery is out of proportion with the village. Cropredy is designated a Category A village where minor development is permitted. This proposal does not constitute infilling.

**RURAL ASPECT** - The site is inconsistent with local character causing ‘harm to the character and appearance of the locality’.

**FACILITIES** - Thames Water have identified an inability of the existing water network infrastructure to cope. How many times have Thames Water visited Cropredy to repair leaks in the last 12 months?

**SECURITY** - Thames police say “The community centre car park will be vulnerable to unauthorised encampments & antisocial behaviour/crime such as fly-tipping.”

**TRAFFIC** - New homes will be dependent on private transport. The giant Surgery will increase traffic - OCC’s response to the proposal suggests a possible 2530 extra vehicles trips a week caused by surgery alone.

**LOCAL PLAN** - Conservation and Design Team say “The site is not allocated for development and there is no pressing need for additional housing at the present time.” Total number of dwelling delivered under PV2 has been exceeded. In the 2015 Local Plan Cropredy was not seen as sustainable and will not be classified as a larger village in the New Local Plan. ‘Cropredy is a Category A village, however it is not as sustainable as other category A villages in the district.’ There are 22 other Category A villages identified which could share the burden of rural development.

**ENVIRONMENT** - Destruction of viable farmland, and loss of and damage to active hedgerows and native species.

FLOODING - the proposed site, acts as a natural sponge - building on it will increase run off into the river/canal and increase flooding in fields and on the roads in and out of the village.

SECONDARY SCHOOL PROVISION - No spaces in catchment schools for Cropredy Children who have to go out of county and use private transport to get to school.

From

Dorothy Wright  
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Sent from my iPad