

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	Esther Staples
Address	6 New Place, Cropredy, Banbury, OX17 1NY
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to this planning application for several reasons.</p> <p>Obsidian have lied and tried to mislead the public and the planners in several ways. The most abhorrent is trying to use Cropredy Surgery as a bargaining tool and making it look as if it was a done deal in building a new state of the art surgery on this development and that they had been in talks with the surgery regarding this. Morally reprehensible that they would use peoples health as a way of putting through a housing development that is not needed or warranted for any reasons. The surgery have now very clearly stated on their own Facebook page and via the media that they are not endorsing this application.</p> <p>The Cherwell local plan states that CDC have enough housing supply for over 5 years without having to build on land outside of village boundaries. Cropredy as a category 1 village should not normally have new developments of over 10 houses and should be for infill only. This development is clearly outside the established village boundary and in no way can be classed as infill. The Housing and Economic Land Availability Assessment (HELAA) 2018 identified that there is sufficient land available for housing development in the district without encroaching into rural areas. Therefore, this proposal is unnecessary and goes against Policy C15 of the local plan, which requires that development should not harm the open countryside.</p> <p>Traffic levels in the village would increase dramatically as there is no regular bus service, it's not even a daily service which again Obsidian have clearly been either misinformed or not read their own traffic information properly, although again even that contains incorrect information. As there is no bus service there will be an increase in car usage and the amount of cars through the village. The proposed development does not align with Policy ESD13 of the local plan, which requires new development to be located in sustainable locations. The site in question is definitely not easily accessible by public transport and is located in a rural area. This would lead to an increase in car usage with multiple cars per household and carbon emissions, which is not in line with the council's commitment to sustainability.</p> <p>The proposed development is not in line with Policy C8 of the local plan, which requires that development should not harm the character or appearance of the landscape. This development would significantly impact the rural character of the area and would result in the loss of valuable green space.</p> <p>Thames Water are constantly fixing leaks in the village turning the roads and pavements into a patchwork quilt because the pipes cannot cope with the pressure of water running through them. Pressure is already above the recommended levels because of all the new housing developments nearby.</p> <p>The development will clearly create a divided village with little to no integration. Many people, especially small preschool/primary school children will find the walk to the other end of the village too far creating a further traffic problem where people will have to drive to the preschool and school. If you have a child at preschool that would potentially be 4 car journeys (there and back, and there and back again) and then a further two car (there and back) journeys if you have another child in the primary school and a further two journeys</p>

(there and back) if you have another child at the schools after schools club. Thats a huge amount of wear and tear on our already worn out roads and carbon emissions that are quite frankly awful. As these houses are multiple bedroomed houses these are liklely to be bought by familiies with multiple children meaning the above scenario is very possible.

The proposal also mention a play area. Cropredy already has a large open play area suitable for children of all age ranges. There is no need for another play area where only children on that estate can play. Again this will create a them and us situaltion as parents/children from the development will not walk into the vilage to use the existing facilities and visa versa.

The village could benefit from social housing yet there is no mention of that and people are being misled into thing that affordable housing is the same as social housing.

The site of this development is already teaming with wildlife which we are now at threat of losing. We should not be building unnecessary housing to the detriment of our wildlife.

The statement from Thames Valley Police raises concerns around the vulnerability of some of the planning design as well as significant concerns around the public car park/surgery car park.

This speculative application should be rejected for many reasons and not just those outlined above.

Received Date
Attachments

19/05/2023 22:16:18