

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	Gareth Denton
Address	Reads House, Creampot Lane, Cropredy, Banbury, OX17 1NT
Type of Comment	Objection
Type	neighbour
Comments	

Further objections from Neighbour (Reads house, Creampot lane, Cropredy).

1. The plans for this planning application have a small SuDS located at the south end of the development by the existing hedge line. This has been placed at the highest point in the local topography of the field and baffles me to know how Obsidian expect water to flow uphill.
2. The field is located within a clay basin and Obsidian have stated that the main SuDS will not drain naturally (and plan to discharge it into the canal). If the main SuDS will not drain naturally, then the only drainage method for the smaller SuDS will be to let it deliberately overflow (assuming it fills in the first place) and overspill into the neighbouring gardens of the existing residents properties.
3. I made it very plain to the designer of this plan and the representatives of Obsidian at the December 'public consultation meeting', that there existed an intermittent (winter) spring (of 6th magnitude) on the south side of this plot of land within 1 meter of the neighbouring boundary.
4. This intermittent spring, together with the field run off, floods my and my neighbours gardens at times of heavy rainfall. This occurs 3-4 times each year with an exceptional event at least once per winter.
5. The run off from the field alone turns one corner of my garden into a bog for 2-3 months of the winter and has had a serious effect on the health of the Beech, Birch and Pear tree which were starting to rot out at the roots.
6. Additional drainage work undertaken by myself has improved the tree health and halted the rot, I would hate for this work to be rendered useless by an overflowing SuDS collecting the rain fall (run off) into one place and then discharging through my property again.
7. Any protection from runoff from this development will require the application of drains / culverts to be installed at the main areas of flooding and routed into the SuDS (sunk to a level below the neighbouring gardens and capable of accommodating a 6th magnitude intermittent spring.

Notes about the "update" letter sent to all residents of Cropredy in April 2023.

1. This flyer put out by Obsidian Strategic has the sole purpose of creating a rift within the village by pitting one side of town against the other, this is despicable and should be condemned immediately.
2. The sad truth is that either development in isolation is far in excess of the need of the village, but Obsidian have decided to start a war over this, showing the level of desperation they are willing to go to for a quick profit, this can be seen from the quantity of errors, omissions and mistruths used to fill in the planning application form, which they then signed. I thought that making deliberately false claims on an official government form was grounds for prosecution.? CDC comment please?
3. The strange thing about the flyer (showing a lack of understanding of the village) is that each of Obsidian's 'issues' is at odds with the community's opinions that I have heard.
 - a. My opinion is that we don't need another surgery or another village hall (we have both of these inside the village) - we need a car park at the school to clear station road of cars during school pick up and drop off.
 - b. 60 homes / 70 homes - makes no difference! Both are way too many!

c. Planning permission at the southern end of the field to the north of Cropredy allows easy expansion across the rest of the field and around the marina. In no way does it limit expansion?

d. The open green space they talk about is too marshy to cheaply build upon and would need another bigger pumping station to remove the sewerage (cos it don't flow uphill). There would also be no method to manage the groundwater issues near the canal. I also can't see anyone who would let their child walk out of the village to play at an isolated play park next to an unprotected canal! - Insane!

e. This must be some strange usage of the word 'safe'? Their own transport report stated that extensive traffic calming measures would need to be employed to render this turning safe, the approach speed to Cropredy from Claydon is currently 50 mph+.

4. This village needs social housing as well as affordable housing but Social housing is totally excluded from this proposal.

5. The wide boarder to the southern boundary on the plan seems to be a method of not having to deal with the runoff from the field rather than addressing it.

6. Planting trees and shrubs to make a 'buffer' between the proposed development and the current residents' properties will not make a privacy screen for c20 years, so what good does it bring to this development? It's easy to draw a tree into a plan, its another thing to grow one. I would wish for a proper legal commitment from Obsidian to plant mature trees into this boarder to more accurately reflect the plan (10-15 year old trees is not unreasonable) and a further obligation to replace them should they die through neglect for at least another 10 years after planting. Or is Obsidians 'green credentials' just words and no substance?

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Attachments

The following files have been uploaded:

- Third objection to application 23-00977-OUT - Reads House - topology of development.pdf