

# Comment for planning application 23/00977/OUT

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| <b>Application Number</b> | 23/00977/OUT   |
| <b>Location</b>           | OS Parcel 9195 North Of Claydon Road Cropredy  |
| <b>Proposal</b>           | 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  |
| <b>Case Officer</b>       | Katherine Daniels  |
| <b>Organisation</b>       |  |
| <b>Name</b>               | Gareth Denton  |
| <b>Address</b>            | Reads House, Creampot Lane, Cropredy, Banbury, OX17 1NT  |
| <b>Type of Comment</b>    | Objection  |
| <b>Type</b>               | neighbour  |
| <b>Comments</b>           | <p>The new plans submitted for a GP surgery as part of this development is totally out of character with the surrounding buildings and will be an eyesore, jarring against the existing stone built houses abutting this new development.</p> <p>The artist's impression that has been presented suggests the development and accompanying houses will be hidden within a Forrest of trees that are not currently there and not in the submitted plans. I understand artistic licence but this is verging on make-believe. CDC needs to crack down on this as it sets a dangerous precedent where anyone can green wash any poorly thought out development to pull the wool over the planning departments eyes without fear of punishment or penalty.</p> <p>Review of the new plan still does not show the position or aspect of the existing power line running across the development. Artistic licence again at it's best!</p> <p>I also note from the previous flood assessment that the current ground level is meters above Creampot lane and meters above my garden and the ground level of my property. This puts the planned SUDs some meters above my house!</p> <p>Being mindful of the underlying geology (clay basin), I would like to know where the water collected into the SUDs will go? Moving the volume of water required from the southern SUDs to the northern SUDs in quick time to stop it overflowing (during normal winter storms) and preventing flooding through my garden / house could only result in the northern SUDs overtopping and flowing directly into the marina, then into the canal. This will result in more pollution being deliberately dumped into the canal.</p> <p>For this bad situation to be maintained, the current ground level cannot be raised as any increase in ground level (as will be needed to get the sewage drops necessary to comply to building regulations) will increase the run off rate (due to gravity) and flood the southern SUDs faster!</p> <p>There is still no assessment of the spring at the southern boundary, where is this water planned to go?</p> <p>Please require Obsidian to publish the planned finished dwelling levels and road levels, and if planning is granted enforce these levels.</p> <p>I also note that the impressive new surgery looks too expensive to be funded by the building and sale of only 60 houses. Is this fancy new surgery a device to force CDC to roll over and agree to the building of 150-250 houses on this 5 hectare plot? Then maybe 500-750 houses on the remaining land down to the marina (in compliance with the CDC planning housing density target).</p> <p>A binding agreement or trust needs to be placed on this land to limit the number of dwellings to the stated 60 on the plan as the land owner said they could at the Cropredy public meeting, but haven't done.</p> <p>The delays being granted to Obsidian by CDC planning doesn't seem fair or transparent, the deadlines set by the planning authority are supposed to ensure that submitted plans are assessed "as submitted". When the developers start setting the timetable to give themselves time to change the plans to manage objections or complete the assessments they should have completed before submittal of the application, it seems to the lay person that local government is no longer working for the people they are paid to serve.</p> <p>The saddest thing is that the residents I have talked to all believe that the decision to grant permission for this development (and any future unlimited development) was decided upon earlier in the year and not in committee. Something has encouraged Obsidian to continue producing plans and paying for assessments.</p> |

**Received Date**

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**Attachments**