

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	<p>Initial objections from Neighbour (Reads house, Creampot lane, Cropredy).</p> <ol style="list-style-type: none">The planning application specifies that the land to the north of Cropredy is contaminated land. There is no Contamination assessment filed with the application.<ol style="list-style-type: none">Either this statement is incorrect, and the Applicant is trying to devalue the land in the eyes of the Planning authority and the community.Or this statement is correct in which case one of the following is true.<ol style="list-style-type: none">The planning application must be accompanied with a Contamination statement, It doesn't, so the application cannot be accepted by CDC and is rendered invalid.If the land is contaminated the neighbouring properties must be informed of the nature of the contamination and the risk posed to humans and animals from the contaminated 'run off' from the land / development.The planning statement (section 2.10) states distances to village amenities from the development but does not state from where within the development the distances are calculated.<ol style="list-style-type: none">These distances seem to be 'as the crow flies' rather than the actual distance an individual would need to walk. I suspect that the 'real life' distances are far larger and would require the use of motorised transport especially for those unable to walk unaided or just in a hurry.No footpath route is available from the proposed development without first leaving the development at the exit onto Claydon road, walking down Calydon road and then walking into Cropredy village. This will also create a closed private community not integrated into the village of Cropredy at all..The depiction of the Bus routes through the village in the planning statement (section 2.11) is wildly untrue and in direct contradiction with their own transport report.<ol style="list-style-type: none">The lack of a scheduled bus service through Cropredy necessitates that most of the current population living in the village have at least 1 car. Many have 2 or 3.This proposal will add 60 - 120 more cars to this area and increase the vehicle congestion in the village and local area.This plan is heavily based upon Cropredy village being a 'Class A' village which without a functioning bus service and no other public service transport links it fails to be in my opinion.The planned SUDS for the development is in the wrong place or another larger SUDS is required at the southern end of the development to intercept the winter spring and run off currently flowing through the gardens of the Creampot lane residents. A slightly blue smudge is on the plan where this southern SUDS should be, but it is woefully undersized to take the notorious water volume that flows whenever it rains.<ol style="list-style-type: none">The planning statement (section 4.25) proposes that the surface water this development will create will be discharged into an existing water course (I believe it is the Canal), which I don't believe is acceptable, especially as the proposed ground is contaminated.Have British waterways been consulted and agreed to take contaminated surface water from this development? <p>This is an initial objection to the development based on the briefest 'scan over' of some of</p>

the documents.

I would also draw CDC planning's attention to the volume of detailed information (not necessarily correct information) that has been 'dumped' into this planning application. The final date for comments is 13th May, the letter we received is dated 20th April and the letter arrived on 24th April.

It is surely beyond any reasonable expectation that a lay person without prior knowledge or education in such planning matters would have sufficient spare time to completely read and fully understand the documents within the time allowed especially with the extraordinary volume of information submitted with this proposal.

I would request that the deadline for submittal of comments be extended by a minimum of 10 weeks, this is the amount of time my legal advice has advised would be required to properly review these documents and correspond accordingly.

This information has been uploaded as an attachment (PDF)

Received Date

25/04/2023 16:00:14

Attachments

The following files have been uploaded:

- First objection to application 23-00977-OUT - Reads House.pdf