

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	Jo Samways
Address	17 Kyetts Corner,Cropredy,Banbury,OX17 1JW
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to this planning application for the following reasons:</p> <p>The proposed development is outside the current village boundary, and therefore cannot be classed as infill. As a category A village, and because the Cherwell has already achieved a 5 year supply of housing, this development is un-necessary and promises of community building are misguided and misplaced.</p> <p>The Planning Permission in Conservation Areas published in House of Commons 4th feb 2022 states ; There is a "statutory duty " on those making decisions affecting CA's to pay " special attention " to preserving or enhancing their character or appearance. Building developments on this scale do nothing to preserve or enhance the character of the village - infact they destroy it - and in the case of this particular application, they are likely to lead to further development of the site (something hinted at in the application).</p> <p>The development will destroy agricultural land, green space and tranquil views of our village. At a time when Britain's wildlife is in decline it is grossly inappropriate to build on green land. Despite being in recovery after the building of the marina wildlife is very present and increasing, including many bird species not mentioned in the survey, e.g., Barn Owls, Swallows, House Martins, Gold Finch, Fire Crests, species of woodpecker, jay and Pewits. Otters, bats, weasels and voles are present here and it's irresponsible to destroy established habitat when Britain is desperately trying to rewild areas of the countryside.</p> <p>Established hedgerows, and mature trees currently making up the hedge and roadside border, used by bats and many other species, will be destroyed to provide access to the road. These established hedgerows can never be adequately replaced by garden hedges and buffer zones that will be constantly disturbed by human and feline activity.</p> <p>The site has natural springs which will be destroyed and the land to the north of proposed development is already flooding because of the impact of the marina. This area is beginning to become a sanctuary for wading birds including mallards and is visited by pewits.</p> <p>The size of the development is described as modest, yet it is over double the size of the two most recent developments in the village, Cherry Fields and Kyetts Corner. It is disproportionate in size to the village and would change the nature of our rural life with a 25% increase in size of our village.</p> <p>Most households have on average, 2/3 cars which could easily equal over 130 additional cars- increasing traffic journeys through Cropredy, Great Bourton, Claydon and Williamscott.</p> <p>Any children from the site, wishing to attend the local primary school, would undoubtedly also be driven to school as the site is at least 15 minutes' walk (on adult legs) - and require crossing the main carriage way twice. Again increasing road traffic dramatically but also causing further chaos at drop off time at the local school. CDC only provide free transport to NOAH secondary school - but this school is oversubscribed and residents of Cropredy do not get NOAH as a first choice school. Therefore any secondary school aged children will find they have to be driven to their schools.</p>

The planners have suggested in their publicity that the marina forms a natural border for the village alluding to future plans to extend the site all the way down to the marina. Allowing the first 60 houses to be built on this site, clearly opens the way to further developments on the land which will simply result in further objections and the potential to double the size of this proposal.

The marina is a tourist attraction for Cropredy and this development will destroy its tranquil views.

Affordable Housing may be listed, but we know that when the 2 bed houses in Kyetts Corner go up for sale, they are immediately bought by landlords. 100% of the 2 beds in Kyetts Corner that went on the market are now owned by landlords. Of the 2 beds that have not gone on the market, 100% of these homes have been extended into larger dwellings. As a pattern this will undoubtedly be followed with this new development which can not cater for lower incomes because of poor local transport.

There is severely limited public transport for Cropredy, which runs for only two days of the week and therefore it is impossible to travel to any local town for a 9-5pm job, catch a train, or take children to secondary school, without relying on a car for transport.

I have seen developments in this proximity of Banbury being described as commutable by train to London. The reality is the combination of car journey to Banbury Station at commute time, and the standing room only on trains, cost of carpark and ticket, makes this proposition unsustainable as a regular commute.

When thinking of the building of the site itself, the surveys suggest that in order to avoid disruption to breeding birds, the window for building is between Sep - Jan. This is obviously impractical and can't possibly be manageable.

With so many houses bordering the proposed site noise pollution during the building of the properties during the day will have a huge impact. 2 adults work from home in my household and will be impacted by noise during the build which will clearly take place in working hours.

11 of my 12 windows will be directly overlooked by this development which will have an irreversible impact on my wellbeing as well as the value of my property. My views and access to natural light will be severely restricted by the development.

A buffer zone of planting has been proposed to create a zone in between the build and our property. This planted area will need to be maintained and nurtured to create any suitable visible barrier between my property and the proposed development. It could take 10+ years to reach a level of maturity to provide screening for our ground floor - but upper windows will clearly be overlooked by the development. Once mature, the screening will also affect the natural light we currently enjoy. I am not encouraged by the lack of planting which was previously promised to screen us from the lights of the marina - it leaves me with no confidence that the council will be able to uphold the developer's promise to maintain this 'buffer zone'.

The proposal affects myself and my neighbours that border the field and the impact on our homes and rural life will be lifechanging for all of the residents affected.

The planners have made several mistakes and misrepresented both the local community, the parish council and our local GP surgery in their application. I notice that their initial cover letter was amended and resupplied, without a change being made to the date. I am also alarmed at the amount of publicity based on falsehoods that has been distributed in surrounding villages by the planners, including quite basic mistakes like referring to a daily bus service or a short walk to school.

The level of mistake inaccuracy for such substantial planning applications makes me deeply concerned there are other flaws in the application.

Promises to build a new GP surgery or community building have been made in order to get support from locals and parish council. However, the site is by no means ideal - and would in fact increase car journeys from the village to the site. For some older members of the community who rely on weekly visits to the surgery to pick up prescriptions the proposed site would not be ideally situated. Likewise, a community building of any sort would be poorly positioned to serve those in the village. It may be the case that parishioners would like a bigger community building, but the location of this building needs to be appropriate. This site is not appropriate and certainly should not be used as a seduction to outweigh the environmental damage, the enormous change to the rural nature of our village and the impact on neighbouring properties.

Received Date

17/05/2023 18:08:06

Attachments