

# Comment for planning application 23/00977/OUT

<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 Name</b>	Laurence Wilson
<b>Address</b>	14 Creampot Close, Cropredy, Banbury, OX17 1NX
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>Comments in connection with the Planning Application were due by 20th May 2023. However, it is apparent that the Developer has continued to submit additional and varied documents and drawings both amending and apparently supporting their proposals. Some of these additional documents have been in response to public comments even though the public are not allowed/encouraged to respond. This is blatantly unfair and undemocratic. Most recently there has been a submission including design proposals for a new Doctors' Surgery which has been generated following what the Developer has called a design and consultation exercise with the Cropredy GP Surgery. This exercise has apparently been carried out without any involvement or consultation with the residents of Cropredy and surrounding village who are served by the Surgery. The design documents include an assessment of the existing surgery which presumably is based on information provided by the doctors although it is unclear who was and was not involved in this process. It was a great shock to local residents when, at a public meeting to discuss the Planning Application, Dr. Holyoake appeared to threaten local residents with closure of the existing surgery if the Developer was not given approval for their proposals. It now appears that Dr. Holyoake, among others, has continued on this route to endeavour to get a new Surgery through working with the Developer who is obviously driven by different criteria.</p> <p>I am also aware that a Draft Planning Obligations Heads of Terms has been issued by the Developer which appears to attempt to off set a requirement of 51,840 of S106 payments, proposed by the Buckinghamshire, Oxfordshire and Berkshire NHS Integration Care Board would "fall away" if the proposal for the new Surgery was accepted and that this proposal has been submitted to the above Board on 14th November 2023 requiring a response by 4th December 2023. Is this reasonable or practical?</p> <p>I also note that these proposals have been submitted to the Ward Councillor for Cropredy, Sibfords and Wroxton, Cropredy Parish Council and OCC Single Response - Major Planning Applications Team on 14th November with the same, what appear so be unreasonable date of 4th December 2023. These dates must take account of the Target Decision Date of 9th December 2023.</p> <p>This is the first that local residents will be aware of this proposed radical change to the Planning Application and it seems that we will have no chance to challenge it in the time available between now and the Target Decision Date which is outrageous and unacceptable. I also see that, in the Draft Heads of Terms document, reference is made to two tranches of dwellings being occupied at various stages of procurement and completion of the proposed Surgery. One tranche when 30 dwellings and a second tranche of 50 dwellings. This makes 80 dwellings when the Planning Application is for maximum 60 dwellings. Could this be a Freudian slip or a simple typo error?</p> <p>Finally, I have briefly looked at the proposed design of a potential new Surgery and it appears that, who ever designed the building has never been to the site and has no concept of the type of building which might conceivably fit in to such a rural location. I can only hope that whoever designs the house on this site will be more sympathetic to the location if the building are ever constructed.</p> <p>This development in the Application is troubling and concerning and I hope that other residents become aware of what is going on in the short time apparently left in the process. I rely on our democratically elected representatives to ensure that due process is observed and followed in the best interests of all concerned.</p>
<b>Received Date</b>	20/11/2023 15:20:09

## Attachments