

# 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>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<ol style="list-style-type: none"><li>1. There are erroneous statements concerning the provision of public transport in the village. One section of the documentation refers to regular bus services (plural!?) through the village. There is one bus to Banbury on Thursday and one on Saturday. There is great emphasis on the ease of access to this non-existent bus service from the new development but it is a considerable walk to the existing bus stop which would not be attractive especially in bad weather.</li><li>2. An additional 60 houses would equate to approx. 90 additional cars accessing the existing road network which is often overwhelmed at busy periods especially when the school is active. This will lead to additional hazards to all road users and pedestrians, particularly those accessing the non-existent bus service, and would also contribute to the degeneration of the road surface.</li><li>3. The existing power supply is notoriously fragile with regular power cuts. The current proposals emphasise the reliance on electrical power to heat and power these new dwellings. A new sub station is proposed but this can only be effective with substantial investment in the existing infrastructure. There is nothing in these proposals to suggest that this is anticipated by the developer.</li><li>4. The water supply is also fragile with regular failures of the water mains and on-going leakage. Adding another 60 dwellings to the existing mains without significant investment by Thames Water will increase the potential for failure of the infrastructure with associated risks to public health.</li><li>5. Sewerage disposal is an on-going challenge with regular consistent discharges of untreated sewage into the River Cherwell from the overloaded sewage treatment plant on Williamscot Road. This situation is patently ignored in the current proposals with the risks apparently being passed to Thames Water who have consistently ignored this problem.</li><li>6. Surface water and storm water drainage is dealt with by regular reference to SuDs drainage solutions with no regard to existing problems which will exacerbate the current problems.</li><li>7. The confusion regarding the situation with respect to the doctors' surgery has been caused by misleading and inaccurate statement by the developer. The existing surgery is at capacity and when this was raised during the initial consultation the developed stated that the development was not big enough to support any contribution to enlarging the surgery. They now appear to be deliberately confusing the situation for their own ends and this must be clarified.</li><li>8. There is reference to the potential provision of a new community facility although what form this would take is very unclear. The document also refer to this facility "and" a new surgery although elsewhere in the documentation it is "or". There is therefore no commitment to either option. Also this potential new facility is proposed to be located within the new development which would isolate it from existing residents.</li><li>9. Proposed play areas and common facilities are also proposed within the new development and would therefore not be easily available to existing residents or their children. These issues would lead to the development being a separate mini-village rather than an integrated part of the existing village.</li><li>10. There is a requirement for additional sports facilities as the football and tennis clubs are looking to expand but are unable to within the existing confines of the village. This is not addressed in the current proposals.</li><li>11. The current proposals only address part of the field to the west of the canal and around the marina. All of this land is owned by the same organisation and some of the drawings in</li></ol>

the proposal suggest that this is only the 1st phase of a much larger development over time. This would exacerbate the impact on the existing infrastructure and assurances should be obtained from the developer that this is not the case.

12. Cropredy has grown fairly considerably over the last 300 years since the canal was constructed but this has been gradual organic growth which has allow the existing facilities and infrastructure to gradually grow with it. The idea that you can increase the population by over 20% at a stroke without a major impact on everything which makes a village is unrealistic and naive and and shows a degree of arrogance which verges on the unbelievable.

**Received Date**

09/05/2023 17:57:38

**Attachments**