

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	Liz Scamans
Address	The Hollies, Creampot Lane, Cropredy, Banbury, OX17 1NT
Type of Comment	Objection
Type	neighbour
Comments	<p>I'm writing to strongly object to this outline planning submitted by Obsidian Strategic.</p> <p>They are an operation not to be trusted as their business model is to make money from getting such applications approved and then profiting from the inflated price of the land (from the percentage they get from the land owners in this case Brasenose College).</p> <p>Outline applications like this are just thinly disguised sales brochures full of inaccuracies and hollow promises without any regard for the Cropredy village residents or those in the surrounding area, or for the ensuing havoc created by the development that eventually gets built but which at may bear only a passing resemblance to the fantasy presented at the outline stage. Obsidian have already changed holding company, and this is a worrying development as it suggests that they are only a transient company.</p> <p>Specific inaccuracies in their application include the statement that there is an hourly bus service, into Banbury, whereas there are only two buses each week. Therefore, this part of the infrastructure which they claim, does not exist. This negates their sustainability arguments. They stated that the GP surgery supported the application, a claim which the surgery has refuted. In the light these inaccuracies and misinformation, it is clear that Obsidian are prepared to make unsubstantiated claims to support their application.</p> <p>The time available to object to this application has been very short in view of the large volume of documents presented which is also worrying, as many of their claims and comments really should be checked in more detail, particularly those related directly to planning.</p> <p>There is so much wrong with what has been proposed in terms of the major effect it will have on the character of Cropredy and its overstretched services like water as shown by the continuous burst water mains and electricity as shown by the many recent power cuts. Properties adjacent to the proposed development have been particularly affected by this recently. Sewerage is also a major problem that will be exacerbated by the development.</p> <p>The size of the proposed development is totally out of proportion to the size of the village.</p> <p>The residents of Cropredy have already welcomed a significant number of new homes as infill developments and there would be little opposition to the continuation of such builds that enhance rather than destroy the rural character of the village.</p> <p>The last thing Cropredy needs is an isolated community of 60 or more houses cut off from the village by poor access except by car along an already dangerous road. Cropredy should remain within its existing borders. The Cropredy Marina does not represent the natural boundary of the village as stated by Obsidian.</p> <p>The land involved could be put to much better use as a village asset for example a village meadow rather than an appended housing state.</p> <p>Cropredy needs more affordable housing and increased health service capacity and a new centrally located village hall. It also needs better insulated homes and low carbon electricity and heat supply none of which is remotely addressed by spurious offers made by Obsidian to</p>

make the development seem attractive. It also needs a regular bus service or a train or tram service into Banbury.

The Obsidian plan offers nothing positive for Cropredy.

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Attachments