

Walnut Tree House  
12 Kyetts Corner  
Cropredy  
Oxon  
OX171JW  
17 March 2024

Dear Planning Committee,

The publication of the agenda report by Katherine Daniels on application 23/00977/OUT has confirmed why the CDC planning committee should turned down this speculative and harmful application.

The site of this proposed development is wrong:

- It is 'outside the existing built form of the village and therefore within the countryside'.
- The application ignores the traditional historical boundaries of the village.
- The development runs adjacent to a conservation area.
- In the words of the report it is 'a stand-alone development, adjacent to Cropredy, which would lead to a negative impact on the character and appearance of the locality'.
- It is not infilling, conversation or small-scale development
- 'The site is not allocated for development and there is no pressing need for additional housing at the present time'.
- There are 22 other category A villages who could share the burden of local, rural development.
- The local plan has indicated that Cherwell has reached its target for the number of houses required in rural development
- The draft Local Plan for 2040 would protect Cropredy and other villages from future large-scale development.

The additional stains on infrastructure would be considerable:

- Destruction of viable farmland
- Loss and damage to active hedgerows and native species
- Flooding – increased run off into the local canal, brook and rivers causing more frequent flooding and increased the frequency of road closures
- Thames Water identified that the existing water infrastructure incapable
- Increases in traffic will be considerable – the proposed surgery would increase car journeys by 2530 extra trips per week, with increased commuter journeys and even car trips to the school at the other end of the village
- There are no spaces at local Secondary school places.

It is clear that the inclusion of plans for a mega surgery and the use of the S106 monies is a devise used by the land agent to 'sweeten' the planning committee yet it does not proportionally help the village. There are other solutions to the surgery issue which have not been fully explored. This development is too high a price to pay.

Mr M Barber

