

5<sup>th</sup> December 2023

**Re: Obsidian Outline Planning Proposal for a new housing development to north of Cropredy**

We are writing to object and to comment on the recent additional plans for the Community Building / GP Surgery.

These comments should be added to our previous comments posted on the 12<sup>th</sup> March 2023

Following meeting and a village vote organised by the Cropredy Parish council it was made very clear that there was strong opposition to the proposed Obsidian development and that this was now how they viewed the proposal.

Cropredy is a relatively small village and does not need a surgery of the size now presented on the planning website by Obsidian. A surgery of the proposed size would be a major investment and would not be fundable by the GPs or through any funding provided for this purpose by Obsidian. The scale of the proposed surgery is totally out of scale with the village and would be responsible for a similar level of traffic chaos as occurs regularly on Station Road due to the presence of the school.

Transportation to and from the surgery by staff and patients would all be by car as there is no viable footpath access to the proposed site. Cropredy already has regular traffic problems and has no suitable public transport that could provide access to the proposed surgery.

The present surgery already has a patient list dominated by non-Cropredy residents so the new surgery would not provide any benefit to the village population and would represent a far from viable investment that would not be supportable by the potential income to service the debt.

Not only is the scale of the proposed surgery out of scale with the village the design of the surgery is entirely inappropriate for its rural setting and would dramatically change the northern aspect of the village. I made a search of newly built surgeries in rural settings on the web and found nothing of equal unsuitability and incongruity. Obsidian clearly have no pride in their design work if this is a typical example of their output. This lack of care suggests that they are not serious with this addition to their original outline planning application and its purpose is just to distract attention away from the major problems with their original proposal that have already been detailed in all the letters of objection already posted.

It is extremely unlikely that the newly proposed grand surgery will ever be built and it will join the long list of promised facilities that never materialise but are regularly offered in controversial planning applications such as the present one to divide village opinion by offering fairy castles funded from a magic money tree.

Cropredy will in no way benefit from this additional large carbuncle added to an already objectionable housing development.

Yours sincerely

Geoff and Liz Scamans