

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	
Name	Paul Gellatly
Address	17 Kyetts Corner,Cropredy,Banbury,OX17 1JW
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to express my objection and provide further comments regarding the recent supplementary plans for the Community Building/GP Surgery. In addition to my previous objection, I would like to highlight the following concerns:</p> <p>The village and Parish Council remain staunchly opposed to this development, as previously conveyed.</p> <p>The proposed scale of the GP surgery does not harmonize with the surrounding location. The cost of the proposed GP surgery appears disproportionate to the development of 60 houses and suggests the developer's intention to expand further into the field (as indicated by the mention of the marina as the village's natural boundary).</p> <p>The financial aspects, including the cost of fitting out, staffing, maintaining, and renting the development, seem incompatible with what is feasible for a GP practice.</p> <p>The patient list required to sustain such a large practice would surpass the current capacity and significantly increase traffic in this rural area, considering the absence of public transport into Cropredy.</p> <p>The proposed plans would result in my property bordering a car park, posing both a security risk and potential severe light pollution due to floodlighting. Clarification is needed on how this car park will be secured.</p> <p>Eleven out of my twelve windows will be directly overlooked by the proposed development and a car park accommodating 50 visitors.</p> <p>There is a substantial impact on the water table, affecting waterways, flood runoff, and neighboring properties.</p> <p>Concerns arise about the actual construction of the GP surgery, given the history of promised community buildings with subsequent housing developments and no realization of the intended facilities.</p> <p>The proposed location is not central to the village, making it potentially inaccessible to all villagers without road widening and pavement additions.</p> <p>The development quota for this area has already been met.</p> <p>The success of Cropredy surgery lies in its current scale, and the proposed development diverges from the factors that have contributed to its success.</p> <p>The proposed buffer zone will take years to provide adequate privacy from the development. Questions arise about the maintenance of this buffer zone, including planting and ditches bordering existing dwellings.</p> <p>It is crucial to recognize the agricultural value of the land being converted into concrete, especially at a time when self-sufficiency in food production is emphasized.</p> <p>The negative and irreversible impact on wildlife and waterways needs to be acknowledged. The Environment Agency has specified a distinct time frame for construction during nesting seasons, and measures for adherence should be outlined.</p> <p>It is important to discern that the issue of the surgery is being used as a diversion from the core proposal. I trust that the CDC will see through this tactic, separate it from the actual concerns, and recognize it as another attempt by developers to exploit and urbanize our countryside. Notably, the possibility of constructing 30 houses before the surgery is built poses a potential threat to the community's objections, as the privacy concerns would already be compromised.</p>
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Attachments	