

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	Ronald Barber
Address	The Shambles, Creampot Lane, Cropredy, Banbury, OX17 1NT
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Planning Committee,</p> <p>I strongly objected to planning proposal 23/00977/OUT for a housing development on the northern edge of Cropredy back in May and am now even firmer in my concerns about this proposal. I urge the planning committee to 'see through' the amended proposals put forward by Obsidian.</p> <p>The proposed development is still completely out of scale for a village like Cropredy. I understand that the current Cherwell Plan protected villages like Cropredy from large scale development in favour of in fill and small-scale development and am delighted to read that the proposals for the new district plan would contain meaningful protection for villages, to protect and cherish village communities. This is the direction we should be taking with Cherwell District Council seen as guardians of what makes this area so special, treasuring and enhancing the vibrancy of village life.</p> <p>I am concerned that this application will be followed by further applications to build more houses on the site, not for the benefit of the village community but to maximise the profit for Obsidian, Carter Jones and Brasenose College, all of whom do not live in the village community.</p> <p>I am worried by the fact that the land agent has had the benefit of an extended period to alter their submission during the process with local people having to respond each time. I am dismayed that the Obsidian have added proposals for a doctor's surgery to their plans, especially as it appears based on such flimsy financial footings. It appears strange that Obsidian suggest 30 houses could be built before any new surgery development was underway; perhaps a sign that as in many such schemes these buildings are never built. Better for the surgery to be helped to deal with their current landlord and keep the surgery in the heart of the village. The drawings and plans for a new surgery are akin to an inner-city medical centre. The appearance shows no sympathy for the existing environment. This development would mean increased use of roads and traffic, with local residents unlikely to walk to the new building and bringing more cars into the village, through surrounding villages on their way in, especially as the much larger surgery would pull in a larger number of patients to their books.</p> <p>I trust the CDC will note that the Parish Council held a survey by local residents regarding the development, including explicit knowledge of the surgery's situation, which returned 85% against this development.</p> <p>This proposal has the greatest negative impact on the existing residents of the Cropredy community living in Creampot Lane and Kyetts Corner. The proposed 10-metre border is still not sufficient to sustain to protect the rural outlook and privacy of residents, with no assurance that this would be included in specific building plans at any next stage of development. There appears to be no recognition or provision to ensure that water does not run off and into our homes in Creampot Lane which are at a lower level than any potential development.</p> <p>Overall this proposal raises so many concerns that I urge the CDC to reject the proposal, particularly as the question of the future of the surgery is confused with the building of houses on such a scale in a small village environment.</p> <p>Ronald Barber</p>
Received Date	04/12/2023 11:07:08
Attachments	