

# Comment for planning application 23/00977/OUT

<b>Application Number</b>	<input type="text" value="23/00977/OUT"/>
<b>Location</b>	<input type="text" value="OS Parcel 9195 North Of Claydon Road Cropredy"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Katherine Daniels"/>
<b>Organisation Name</b>	<input type="text" value="Tim &amp; Ann Brooks"/>
<b>Address</b>	<input type="text" value="Great Bourton House,Crow Lane,Great Bourton,Bicester,OX17 1RL"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<p>We object to this application. It is outside the boundaries of Cropredy village. It is way too large, relative to the size of the village. It is flagrantly not consistent with the proposed treatment of villages like Cropredy (and our own neighbouring village, Great Bourton) in the draft CDC Strategic Plan: among many other reasons in the draft plan, because development is envisaged only 'within the existing built area' of these villages.</p> <p>Obsidian doesn't build houses. It just persuades landowners (here, the owner seems to be Brasenose College, Oxford? Shame on you, if that is the case) to allow it to punt prospectively for planning permission. This drastically enhances (typically by a factor of 4x - 10x) the value of agricultural land. Obsidian, when successful, then sells the land to a housebuilder with the permission attached, and shares the profits with the landowner. Local residents and councillors will have their own views about this business model, but one certainty is that the incentives in the model mean that Obsidian will say anything it chooses to further its chances of success. This includes, in this case, seemingly trying to mislead the council about the attitude of the local GP Surgery (where we are registered). I think it is reasonable to suppose that one may draw conclusions about other claims and undertakings offered by Obsidian, from that example: not least, because its business model means that as soon as permission is granted, it takes the money and runs.</p> <p>This proposed development is not consistent with CDC's draft strategic plan. It is not needed. It is not - to judge from the current responses - wanted by the village. It will deform the character of Cropredy, and will result in around 120 additional cars frequently using the narrow and steep main road through Great Bourton, which is Cropredy's only direct access to Banbury (in absence of any meaningful public transport).</p>
<b>Received Date</b>	<input type="text" value="10/05/2023 10:44:41"/>
<b>Attachments</b>	