

Neighbour Consultee List

Planning Application Reference:	20/00964/OUT
Location Of Development:	The Beeches, Heyford Road, Steeple Aston, OX25 4SN
Proposed Development Details:	Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road

Neighbour(s) Consulted

1. 24 Heyford Road Steeple Aston Bicester OX25 4ST
2. 23 Heyford Road Steeple Aston OX25 4ST
3. 25 Heyford Road Steeple Aston OX25 4ST
4. 26 Heyford Road Steeple Aston Bicester OX25 4ST
5. 27 Heyford Road Steeple Aston OX25 4ST
6. 28 Heyford Road Steeple Aston OX25 4ST
7. 29A Heyford Road Steeple Aston Bicester OX25 4ST
8. 29 Heyford Road Steeple Aston OX25 4ST
9. Orchard House Heyford Road Steeple Aston OX25 4SN
10. Campaign to Protect Rural England Oxfordshire 9 - 11 Church Street Bicester OX26 6AY

Comment for planning application 20/00964/OUT

Application Number	<input type="text" value="20/00964/OUT"/>
Location	<input type="text" value="The Beeches Heyford Road Steeple Aston OX25 4SN"/>
Proposal	<input type="text" value="Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Joshua Townson"/>
Address	<input type="text" value="24 Heyford Road, Steeple Aston, Bicester, OX25 4ST"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="No objection."/>
Received Date	<input type="text" value="01/05/2020 16:09:02"/>
Attachments	

Comment for planning application 20/00964/OUT

Application Number	<input type="text" value="20/00964/OUT"/>
Location	<input type="text" value="The Beeches Heyford Road Steeple Aston OX25 4SN"/>
Proposal	<input type="text" value="Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Andrew Bowles"/>
Address	<input type="text" value="26 Heyford Road, Steeple Aston, Bicester, OX25 4ST"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="20/05/2020 18:36:21"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• TheBeechesPlanningApplication2020.pdf

Mr Andrew & Mrs Rachel Bowles
26 Heyford Road
Steeple Aston
Bicester
Oxfordshire
OX25 4ST


20 May 2020

Mr Bob Neville
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Mr Neville

Planning Application Number: 20/00964/OUT

We are writing in response to the Neighbour Notification of 29 April 2020, which relates to the above planning application. This application proposes erection of up to eight dwellings at The Beeches, Heyford Road, Steeple Aston, Bicester OX25 4SN, with all matters reserved except the means of access onto Heyford Road.

This application was previously lodged as 19/00457/OUT, and we objected to it then. The application was subsequently refused, but it has been submitted again now as essentially the same plan. No consideration has been given to our original objections, and so – understandably, I think – we write to object once more.

This development would be entirely inappropriate for a number of reasons, including the following:

- The application does not follow the existing pattern of housing in the village, and so is contrary to the Mid-Cherwell Neighbourhood Plan (which was recently approved by more than 90% of voters in the referendum). In fact, these plans would create a separate housing area attached to Steeple Aston, rather than adding to the existing community – quite the opposite of what has been supported by people here.
- The application would allow development of what is essentially garden or pasture land that is immediately adjacent to open countryside, so that the settled area of the village is markedly changed and becomes more intrusive on (and visible from) the surroundings. We understand that permission was given some years ago for the addition of the narrow-gauge railway in much of the area under consideration, but this is very different to allowing wholesale development of the land, with permission to build substantial (and tall) houses there. For the *Landscape and Visual Impact Assessment* to claim, as it does repeatedly, that the development would have a negligible or no visual impact is absurd.

- The erection of eight houses in this space would require them to be crowded onto the land, especially as so many of the proposed houses are seemingly to be very large (3 x 'four-plus'-bedroom houses, 3 x three-bedroom houses and 2 x two-bedroom houses, in addition to the existing property already in place, and adequate space for a proper public road which would have to replace the current driveway). The production of large houses that are packed together, with little room for gardens, is surely a plan created to maximise the saleable value of the property, rather than a considered and appropriate plan for living in the countryside. In addition, houses with 'four-plus' bedrooms are certainly not what the area requires, and they will not help with housing pressures in the locality. The proposed houses do not at all constitute '*a range of types and sizes in a layout that accords with the principles set out in local design guidance*', as promised in point 7.02 (on page 30) of the Design & Access Statement supplied by the Malcolm Payne Group. In fact, as noted already, they directly contradict the principles of the Mid-Cherwell Neighbourhood Plan.
- This area is in established use by a variety of wildlife – for instance, deer and foxes routinely use clear trails that cross the property in question and continue across the adjacent open fields, to the woods and ponds towards Rousham, and to the River Cherwell. Badgers certainly live close by, and both they and their setts are protected in law – even from disturbance.
- We are concerned about the current driveway being redeveloped as a road to serve so many properties, both in terms of the safety of increasing the traffic so substantially in that location (at the top of a steep hill with blind corners), and because we expect that the character of the area would necessarily change – a number of large trees would surely be felled in order to clear this entrance, and so that part of Heyford Road would be changed in order to facilitate the development further away from the road.

This plan offers advantages only to the current land-owner (who, if this application is granted, would presumably sell up and move away), and it would leave the village poorer. We do not support the idea that home-owners can decide to redevelop their gardens into small housing estates, and a plan that was not good enough to be accepted the first time around should not be accepted now (in essentially the same form) just because it is repeatedly being submitted.

We ask that this application is refused once again.

Thank you for your consideration.

Yours

(Mr) Andrew Bowles and
(Mrs) Rachael Bowles

[not wet-signed, as submitted electronically]

From: Sandra Ryall
Sent: 27 May 2020 08:55
To: Planning
Subject: Urgent Objection to application - "The Beeches" Steeple Aston
Importance: High

Good Morning

Please see below emails regarding objections to planning permission.

Please could the issues raised be considered, as a landlord we fully support the residents objections.

Kind Regards

Sandra

Many thanks

Sandra Ryall

Housing Officer

Sanctuary Housing

Bodicote House, White Post Road, Banbury, Oxon, OX15 4AA

Telephone number: 01295 816367

Mitel: 16367

Mobile number: 07442 505938

Sanctuary Housing Ltd is part of the Sanctuary Group

From: Brimacombe Martin (RNU) Oxford Health

Sent: 20 May 2020 07:32

To: Contact Us

Subject: RE: JH - Urgent application to reject planning permission to a neighbors property

Hi Sandra

May thanks for your email.

I am happy for you to raise both the objection I sent

- a. The beeches, Increased traffic at the beginning of the village, access to the site, Increase population & Overlooking property.
- b. 29 Heyford road, Conservation area, Public layby, encroachment onto private land.

As I stated in my previous email the plans for a driveway would encroach on the land you own leading to 29 a Heyford Road. So you would also need to raise your concerns about the public layby (marked as a conservation area) being destroyed and used as a drive for 29 Heyford Road.

Thanks once again

Kind regards

Martin Brimacombe

From: Contact Us

Sent: 19 May 2020 10:05

To: Brimacombe Martin (RNU) Oxford Health

Subject: JH - Urgent application to reject planning permission to a neighbors property

Dear Mr Brimacombe

Thank you for your email, I hope you are keeping safe and well.

I have contacted Cherwell District Council and I am advised that anyone has the right to comment on a application, with planning applications being advertised by a number of methods including public notices and direct neighbour notifications inviting such comments/observations.

I am happy to pass on your objections to Cherwell District Council with your permission.

Should you require any further assistance please email contactus@sanctuary-housing.co.uk or call Customer Services on 0800 131 3348 or from a mobile 0300 123 3511.

Kind Regards

Sandra

Sandra Ryall
Housing Officer
Sanctuary Housing
Bodicote House, White Post Road, Banbury, Oxon, OX15 4AA
Telephone number: 0300 123 3511
Sanctuary Housing Ltd is part of the Sanctuary Group

From: Brimacombe Martin (RNU) Oxford Health

Sent: 14 May 2020 09:38

To: Contact Us

Subject: RE: ND Urgent application to reject planning permission to a neighbors property

Good Morning

Please find attached the latest round of building applications for "The Beeches, Heyford Road, Steeple Aston.

Once again we would like to object to the plans as you can see by the latest plans two of the planned houses over look two of your properties No29A and our No 27.

As we are only the tenants to the property we are again told any objection have to be raised by the owner.

Please can you object to the plans.

Kind regards

Martin Brimacombe

Comment for planning application 20/00964/OUT

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Proposal	<input type="text" value="Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="susan keyte"/>
Address	<input type="text" value="29A Heyford Road,Steeple Aston,Bicester,OX25 4ST"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I live next door to the beaches and oppose these plans. 1/ This end of the village was said to have no housing according to the district council the parish signed up to an agreement 2/ The environment that is here now holds a lot of wild life, to include birds such as red kites, buzzards, black birds woodpeckers,bluetits,,robins, magpies and many more. There are Deer, Badgers ,Hedgehogs, Foxes, Rabbits and so on, 3/ these are large houses that may not sell as in the village some large house have been on the market for a very long time 4/ The properties are not affordable homes so very unlikely to be bought from within the village for the younger generation 5/ There is one small driveway that would not allow a two way traffic system to work, especially from the entrance 6/ The amount of traffic this would generate from these properties would be bad for the environment, noise pollution and dangerous as the road is on a hill and not a wide road 7/ We are surrounded by Rousham Estate fields of beauty and this would be disruptive. 8/ How many trees to come down for this as the proposed area has a lot?"/>
Received Date	<input type="text" value="18/05/2020 21:18:18"/>
Attachments	

Comment for planning application 20/00964/OUT

Application Number	<input type="text" value="20/00964/OUT"/>
Location	<input type="text" value="The Beeches Heyford Road Steeple Aston OX25 4SN"/>
Proposal	<input type="text" value="Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="CPRE /Pamela Roberts"/>
Address	<input type="text" value="9 - 11 Church Street,Bicester,OX26 6AY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="URGENT consultation response by CPRE: The Oxfordshire Branch of the Campaign to Protect Rural England (CPRE) promotes the beauty, tranquility and diversity of rural Oxfordshire by encouraging the sustainable use of land and other natural resources in town and country. We wish to object to above application on the following grounds: The site is outside the Residential Settlement Boundary as specified in the Mid-Cherwell Neighbourhood Plan (MCNP). The MCNP states clearly that such a scheme should not be supported. Development of the site would extend the housing area of the village far further to the west adjacent to an area of open fields, thus increasing the footprint of the village into the countryside. The proposed detached houses are substantial and do little to address the need for affordable, sustainable housing to provide for the local community. Steeple Aston has recently had housing applications accepted but these were within the settlement area and thus complied with MCNP and LP policy. The biodiversity gain estimates look very substantial but the actual figures and calculations appear not to be given. The opinion of the Council ecologist would be of value on this matter."/>
Received Date	<input type="text" value="01/06/2020 06:08:57"/>
Attachments	