

Neighbour/Interested party list

Planning Application Reference:	21/00500/OUT
Location Of Development:	Land North Of Railway House, Station Road , Hook Norton
Proposed Development Details:	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond

Neighbour(s)/interested parties

1. 1 Austins Way Hook Norton Banbury OX15 5LQ
2. 1 The Bourne Hook Norton Banbury OX15 5PD
3. 1 The Grange Hook Norton OX15 5QY
4. 1 The Sidings Hook Norton OX15 5QF
5. 10 Ironstone Hollow Hook Norton
6. 10 Austins Way Hook Norton OX15 5LQ
7. 10 The Sidings Hook Norton OX15 5QF
8. 11 Austins Way Hook Norton OX15 5LQ
9. 11 The Sidings Hook Norton OX15 5QF
10. 12 Austins Way Hook Norton OX15 5LQ
11. 13 Austins Way Hook Norton OX15 5LQ
12. 14 Orchard Road Hook Norton Banbury OX15 5LX
13. 14 Austins Way Hook Norton OX15 5LQ
14. 14 Ironstone Hollow Hook Norton OX15 5NA
15. 14 The Grange Hook Norton OX15 5QZ
16. 15 The Grange Hook Norton Banbury OX15 5QY
17. 15 Austins Way Hook Norton OX15 5LQ

18. 15 Ironstone Hollow Hook Norton OX15 5NA
19. 16 Austins Way Hook Norton OX15 5LQ
20. 16 Ironstone Hollow Hook Norton OX15 5NA
21. 16 The Grange Hook Norton OX15 5QZ
22. 17 Austins Way Hook Norton OX15 5LQ
23. 18 Hollybush Road Hook Norton Banbury OX15 5LY
24. 18 Austins Way Hook Norton OX15 5LQ
25. 18 Ironstone Hollow Hook Norton OX15 5NA
26. 18 The Grange Hook Norton OX15 5QZ
27. 19 Ironstone Hollow Hook Norton OX15 5NA
28. 19 Austins Way Hook Norton OX15 5LQ
29. 2 The Grange Hook Norton Banbury OX15 5QZ
30. 2 The Sidings Hook Norton OX15 5QF
31. 20 Ironstone Hollow Hook Norton Banbury OX15 5NA
32. 20 The Grange Hook Norton OX15 5QZ
33. 21 Hatch Way Kirtlington Kidlington OX5 3JS
34. 21 Ironstone Hollow Hook Norton OX15 5NA
35. 22 Ironstone Hollow Hook Norton Banbury OX15 5NA
36. 22 The Grange Hook Norton OX15 5QZ

37. 23 Ironstone Hollow Hook Norton Banbury OX15 5NA
38. 24 The Grange Hook Norton OX15 5QZ
39. 26 Ironstone Hollow Hook Norton OX15 5NA
40. 27 Ironstone Hollow Hook Norton OX15 5NA
41. 3 The Grange Hook Norton OX15 5QY
42. 3 The Sidings Hook Norton OX15 5QF
43. 37 Hollybush Road Hook Norton Banbury OX15 5LY
44. 4 Austins Way Hook Norton OX15 5LQ
45. 4 The Sidings Hook Norton OX15 5QF
46. 44 Orchard Road Hook Norton Banbury OX15 5LX
47. 5 Austins Way Hook Norton OX15 5LQ
48. 5 The Sidings Hook Norton OX15 5QF
49. 6 The Sidings Hook Norton Banbury OX15 5QF
50. 6 Austins Way Hook Norton OX15 5LQ
51. 7 Austins Way Hook Norton OX15 5LQ
52. 7 The Sidings Hook Norton OX15 5QF
53. 8 Austins Way Hook Norton OX15 5LQ
54. 8 The Sidings Hook Norton OX15 5QF
55. 9 The Sidings Hook Norton Banbury OX15 5QF
56. 9 Austins Way Hook Norton OX15 5LQ

57. Birch Tree Cottage 24 Ironstone Hollow Hook Norton OX15 5NA
58. Bridge House Station Road Hook Norton OX15 5LS
59. Callow House 17 Ironstone Hollow Hook Norton OX15 5NA
60. Chartered Quality Surveyors Railway House Station Road Hook Norton OX15 5LS
61. Church Way House Osney Close Hook Norton Banbury OX15 5QH
62. Crooked Thatch East End Hook Norton Banbury OX15 5LG
63. Cuckmere 25 Ironstone Hollow Hook Norton OX15 5NA
64. Highway House Park Road Hook Norton Banbury OX15 5LR
65. Hook Norton Sub Post Office And Stores Chapel Street Hook Norton Banbury OX15 5ND
66. Kms Lithographic Colour Printers Railway House Station Road Hook Norton OX15 5LS
67. Monivea Burycroft Road Hook Norton Banbury OX15 5PR
68. Postal Advertisers First Floor Part Bridge House Station Road Hook Norton OX15 5LS
69. Prews Close Park Hill Hook Norton Banbury OX15 5LP
70. Railway Farm Station Road Hook Norton
71. Railway House Station Road Hook Norton Banbury OX15 5LS
72. Stud Farm Street From Banbury Road To Mount Pleasant Wardington Banbury OX17 1RU
73. Sunnybank Scotland End Hook Norton Banbury OX15 5NR
74. The Cottage The Green Hook Norton Banbury OX15 5LE
75. The House By The Green Rope Way Hook Norton Banbury OX15 5QB

76. The Laurels 2 Bean Acre Road Hook Norton Banbury OX15 5UA

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Richard Peachey"/>
Address	<input type="text" value="1 Austins Way,Hook Norton,Banbury,OX15 5LQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Sir/Madam, my objections are related to the expected increase in volume of traffic on Station Road coming into the village for both amenities and school, which is already significant at specific times of the day (despite what was reported in the provided traffic report, which was conducted during a period of lockdown and school closures so should not be considered representative). 43 houses will in today's terms mean another 80-90 vehicles (as majority of households have 2 or more cars). Crossing the road from Austins Close is already getting dangerous and this will compound the problem. I am also concerned about the impact on the narrow road through East End, where we already see a number of near misses and with increased traffic volumes can expect to see problems and congestion. If the planning permission is granted we would hope you would apply restrictions on HGV construction traffic coming through the village. Thanks, Richard Peachey"/>
Received Date	<input type="text" value="19/03/2021 10:20:49"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Anna Lehmann
Address	1 The Bourne, Hook Norton, Banbury, OX15 5PD
Type of Comment	Objection
Type	neighbour
Comments	<p>The neighbourhood plan was set up to ensure that any new development is sympathetic to the local community and surrounding countryside. I object to this planning application as it does not follow the neighbourhood plan guidelines. The houses are to be built on a greenfield site on agricultural land which goes past the border of the village. The detrimental impact this will have on even more wildlife is very high. The edges of this field are used as hunting ground for a barn owl, various bat species and badgers. In the past few years three new housing estates have been built on the edges of the village further destroying our countryside. Also many new houses are currently being built on green sites within the village. And twelve new eco houses are to be built on a wild area of land in the village. Therefore we have incorporated enough new houses and have done our fair share of house building for the size of the village. Some houses have not even been sold on the newest estate so demand is no longer there. Oil lorries, delivery vans and cars already cause congestion and this will steadily increase causing even more chaos on our small streets. And there is the question of road safety on Station Road with the increase of cars coming and going from the new estate opposite. Many many houses are being built in Biscester, Banbury and Chipping Norton. We have done our bit please can you stop now.</p>
Received Date	16/03/2021 19:41:20
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Andrew Tarpey
Address	2 The Grange, Hook Norton, Banbury, OX15 5QZ
Type of Comment	Comment
Type	neighbour
Comments	<p>Thank you for the letter informing me of the planning consultation for the proposed development of 43 new homes north of Station Road, Hook Norton. I would like to submit the following comments. Referring to the Cherwell Local Plan 2011 - 2031, adopted on 20 July 2015, Hook Norton is a Category A village suitable for "minor development" (para C.260). According to your published "Residential Completions & Permissions at 31/03/2020 (net) (updated 15/07/2020)", from 2011 to 31 March 2020 Hook Norton had a total increase of 163 completed dwellings, or just over 5% of the total from all the villages in the district (3042 homes). This does not feel like minor development to me. The Hook Norton Neighbourhood Plan 2014-2031, which was made part of the development plan for the area by Cherwell District Council on 19 October 2015, contains Policy HN-H1: "To maintain a sustainable community, proposals for up to 20 dwellings may be permitted where this does not result in more than 20 dwellings being built in any one location at any time, taking into account any extant permissions." I do not understand why a development which breaches your own policy is even being considered, especially with a number of homes still unsold on the Scholars' Gate development elsewhere in the village. I would also observe that a traffic survey conducted when the UK was only just starting to come out of a national lockdown (25-31 July 2020) cannot be considered a reliable indicator of typical traffic volumes or speeds. However it is grimly predictable that permission will be granted irrespective of local concerns and non-compliance with Cherwell's own policies, so assuming the houses are built, I would like to make the following suggestions: 1) to reduce barriers around switching to greener forms of personal transport, and aligning with the banning of cars with internal combustion engines from 2030, every house must be fitted with an Electric Vehicle charging point at the household's designated parking space(s), capable of supplying at least 7 kW of power. 2) given the rapid adoption of home working by people over the past year, a situation which will endure long after the pandemic fades, every house must be equipped with fibre broadband to the premises, not just to the cabinet, as is the case today. 3) as implied in para 2.6.2 of the Transport Statement, an improvement to the bus stop (on Station Road, opposite the junction with Austins Way) may be made. I very much hope it will, and propose a small shelter made from local ironstone, or at the very least a shelter which affords protection from the rain. I hope these comments will be considered by the planning committee. With kind regards Andrew Tarpey</p>
Received Date	14/03/2021 21:52:22
Attachments	

Wayne Campbell

From: Allen Bruton [REDACTED]
Sent: 11 March 2021 12:40
To: Wayne Campbell
Subject: PLANNING APPLICATION REF. 21/00500 STATION ROAD, HOOK NORTON

Dear Sirs,

I wish to register my objection to this application which seeks to build on a totally inappropriate greenfield site outside the built up village. It is noted that the applicant seeks to compare this with development at The Grange but fails to acknowledge that was a brownfield site and hence faced little local opposition. This application conflicts with both the Cherwell Local and Hook Norton Neighbourhood Plans.

The Cherwell Plan directs development to the major towns but also allocates 750 dwellings to Category A Villages in the period 2014- 2031 thereby recognising the need for growth whilst seeking to protect rural villages from over development. It should be noted that recent major developments in Hook Norton at the The Grange (39 dwellings) and Bourne Lane (70 dwellings) do not count towards the 750 allocation having been approved prior to 31st March 2014. However the Cherwell Annual Monitoring Report 2020 advises that as of 31st March 2020 in Category A Villages 608 dwellings had been completed or under construction, 343 had planning permission but not commenced and 60 with resolution to approve. The figure of 60 includes the 12 Hook Norton Community Housing Project which enjoys massive support from the village.

Hook Norton Neighbourhood Plan which is entitled to carry considerable weight in determining planning applications states that future developments should number no more than 20 dwellings on one site, not unreasonable when the village has seen developments of 39, 70, and 53 dwellings in the last few years. With the Category A Villages allocation on course to be exceeded well before 2031 there is absolutely no need to approve this speculative application for development on an unsuitable greenfield site.

Thanking you in anticipation of your attention and consideration,

Allen Bruton
3, Rectory Road,
Hook Norton
OX15 5QQ

Lynne Baldwin

From: Roy Billington <[REDACTED]>
Sent: 13 March 2021 11:03
To: Planning
Cc: Roy Billington
Subject: Re: Application No 21/00500/OUT

On 13 Mar 2021, at 10:59, Diane Billington <[REDACTED]> wrote:

Hello

This is Roy Billington of 3, The Grange, Hook Norton OX15 5QY wishing to comment on the erection of 43 new homes in Hook Norton.

I do not object to the principal of more people or Houses in Hook Norton but I do object to the increased car movements that will arise as a direct result.

From 43 homes you can anticipate around an addition 60 cars/vans driving through Hook Norton or using the roads in the direction of Banbury.

In Hook Norton, the main thru road is in a terrible state, pot holed & patched. I suspect it has never been resurfaced in many decades.

IT DESPERATELY NEEDS DOING SOON!!!!!!

Increased traffic will worsen this dreadful road surface.

Likewise, increased car movements in the direction of BANBURY will **worsen the badly pot-holed roads** around Wigginton, Milcombe etc.

Should you respond to me stating you have short term plans to resurface the roads around Hook Norton, then I will rescind my objections.

Your truly

Roy Billington

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Jonathan Thompson
Address	6 The Sidings, Hook Norton, Banbury, OX15 5QF
Type of Comment	Objection
Type	neighbour
Comments	<p>I live in the Sidings, from where we enjoy a beautiful view of the field where this housing development is planned. This development would over look my property, causing loss of privacy. This is a Greenfield site - It is agricultural land, used for growing crops (unlike The Grange & The Sidings which were built on the Brownfield site of the old Railway line and Stanton Engineering). This field is not bordered by settlement to the North or to the East. This development will extend the boundaries of the village into the open countryside. Building houses on this field would clearly have a negative effect on the local wildlife & nature in this part of the countryside. Hook Norton has already had several new housing developments. The latest one - Scholar's Gate is still being built. It's a lot to take on for this village, when more & more houses are built without any infrastructure improvements. The issues it would cause go beyond the construction noise and construction traffic that it would create and the subsequent use of the new homes. Creating 43 new homes on this site would impact Road Safety on Station Road. Traffic already speeds out of the village along this straight bit of road before the 30 zone ends. The road to Milcombe has been failing for years and is full of potholes and decaying edges. The additional construction traffic and the new traffic from 43 additional homes will only make this worse. There are also more important infrastructure investments needed for our village, before we have even more new houses built. There's no Gas in the village, Mobile phone signal can be poor and the Broadband speeds can be slow. Demand for Education and Health Services is already increasing.</p>
Received Date	13/03/2021 16:48:54
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Brian Holloway"/>
Address	<input type="text" value="9 The Sidings, Hook Norton, Banbury, OX15 5QF"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am concerned about the access to the development as Station road is very busy and vehicles do not slow down at the 30 mph signs. I think the planners have to seriously look at installing traffic calming measures if this development is given approval."/>
Received Date	<input type="text" value="03/03/2021 20:33:52"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Diane Dawson"/>
Address	<input type="text" value="10 Ironstone Hollow, Hook Norton, Hook Norton"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My strong objections are: 1. Services will be affected seriously. Health services are very stretched now and it will be difficult to accommodate more patients and still provide a service that could be considered acceptable. Previous house developments have resulted in longer waiting times due to increased population. This will get worse with 43 more houses. 2. Increased Congestion - The roads in and around in Hook Norton are narrow and are difficult to use with the current traffic levels - more housing will mean more congestion, delays, frustration and potential accidents and more noise. 3. Environmental - This extra development in the village would have a detrimental effect on the local wildlife and current habitats. 4. Reduction in Life Quality - I feel that Hook Norton has had enough housing development in recent years. It is big enough. Plenty of empty houses so we do not need additional housing . This will eventually destroy the feel of the village - the reason why we came to settle in Hook Norton in the first place. we do not need this development at all!"/>
Received Date	<input type="text" value="05/03/2021 08:40:21"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="T J Dawson"/>
Address	<input type="text" value="10 Ironstone Hollow, Hook Norton"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My objections are: 1. Services - Health services are stretched now and it will be difficult to accommodate more patients and still provide a service that could be considered acceptable. It is a fact that previous house developments have resulted in longer waiting times which would get worse if the proposed housing development went ahead. 2. Increased Congestion - The narrow streets in Hook Norton are difficult to use with the current traffic levels so more housing would mean more congestion, delays, frustration and potential accidents. 3. Environmental - The development would have a detrimental effect on the local wildlife. 4. Reduction in Life Quality - I feel that Hook Norton has had enough housing development in recent years. Repeated housing expansion will eventually destroy the feel of the village - the reason why most of the current villagers came to settle in Hook Norton in the first place."/>
Received Date	<input type="text" value="05/03/2021 08:51:42"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	
Name	Tony Tyler
Address	14 Orchard Road,Hook Norton,Banbury,OX15 5LX
Type of Comment	Objection
Type	neighbour
Comments	<p>there is no mention of improving the surrounding infrastructure, as Station Road is unsuitable for heavier traffic flow as it narrows by the bridge which is just after the entrance/exit to the site and is almost opposite the existing estate entrance/exit. The Scholars gate estate is being built some years after starting and it seems they are unable to sell the properties. The existing road through the village is very congested now without more traffic flow and is full of dangerous potholes. Before anymore properties are built the existing roads need widening and re-surfacing to make them safe. If this development goes ahead it will be an accident/s waiting to happen. The application has been rejected previously so why are we considering going ahead with this plan, it appears to be more about profit than safety then once the builders have disappeared, the villagers have to live with consequences.</p>
Received Date	27/03/2021 08:33:44
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Neil Gilkes"/>
Address	<input type="text" value="15 The Grange,Hook Norton,Banbury,OX15 5QY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="with over 15 young children under the age of 11 living at The grange and sidings. If this development was to go ahead some major thoughts must go into SAFETY of road between two developments. Many Vehicles do not keep to the speed limits along the small stretch of road on daily basis. If no change was to happen to the safety of this Road System, I could only see I thing happening which will not be a good outcome for all."/>
Received Date	<input type="text" value="16/03/2021 11:22:30"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Peter Holdaway"/>
Address	<input type="text" value="18 Hollybush Road, Hook Norton, Banbury, OX15 5LY"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The roads in Oxfordshire are the worst in the United Kingdom. Furthermore, between Milcombe and Hook Norton, Main Road and Station Road are the worst I have seen in the civilised and uncivilised world. There are a few more badly maintained roads in Nigeria, Venezuela, Nebraska and Iowa, but they are dirt roads. How dare Oxfordshire and Cherwell invite new residents without providing 21st century roads is beyond me! Residents need a discount to live here so they can buy 4x4 vehicles! How dare you!!"/>
Received Date	<input type="text" value="19/03/2021 23:17:48"/>
Attachments	

Lynne Baldwin

From: Adam Curtis [REDACTED]
Sent: 06 March 2021 13:51
To: Planning; [REDACTED]
Subject: Your ref:21/00500/OUT

Dear Sir / Madam

I am writing to strongly object to the planning application for the erection of 43 new houses the proposed site.

The Village of Hook Norton has seen extensive building over the last 25 years and we are now extending in to green belt areas all around the village. Whilst we recognise the need and the village has developed greatly the numbers of houses the community are far too many now and we are starting to lose 'the community'.

Farm life and nature is already suffering around the area due to increased traffic, more people, cars and dogs which are starting to visibly affect the surrounding countryside in Hook Norton with fences being cut, footpaths being ignored, litter on the increase and dog control in terms of sheep worrying, fouling of land and footpaths becoming a greater problem.

The field the proposed site is on does have skylarks nesting at times, depending on cropping and is a cut through for deer as well at times although this has been hampered again by the recent development across the road.

The continual lack of good highway maintenance around the whole village which has seen systematic failure of councils to maintain, has meant that increasing traffic will continue to damage the infrastructure. Unless you live near Soho Farm House or Daylesford where the roads miraculously get given far better attention.

With all the vacant shops and offices in every high street of the land and especially Banbury, why don't you redirect Greystoke Land Ltd into more high streets and affordable housing to rejuvenate the centre of towns and not keep encroaching into villages which are slowing being ruined by continual building.

Hook Norton has had enough building developments now. Every pocket is being filled in and ruining nature and the structure of this village.

I can assure you we will look to work with the local community to fight this application.

Yours Faithfully

Adam Curtis

19 Ironstone Hollow
Hook Norton
Nr Banbury
Oxfordshire
OX15 5NA

Adam Curtis
[REDACTED]



Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="claire richnell"/>
Address	<input type="text" value="20 Ironstone Hollow,Hook Norton,Banbury,OX15 5NA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="1. There is a wealth of wildlife in the designated site which will undoubtedly suffer if the development is built. Many varieties of birds including barn owls which hunt in that particular field and also small mammals. 2. There is a huge amount of development on the outskirts of Banbury and also Chipping Norton with associated risks of flooding. 3. Increased traffic through the village"/>
Received Date	<input type="text" value="18/03/2021 10:28:24"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	
Address	Chris Mason
Type of Comment	21 Hatch Way,Kirtlington,Kidlington,OX5 3JS
Type	Comment
Comments	neighbour
Received Date	
Attachments	If permission is granted for this development, Swift bricks integrated into the structure of buildings should be made a condition of the development. These would be of far greater long-term benefit for birds than a few nest boxes on trees. Here are some additional reasons for this suggestion: 1. It would accord with the Council's policies, for instance the Good Practice Guide in Biodiversity in the Built Environment (2019) and its recent Community Nature Plan. 2. It would offer one effective way of enhancing biodiversity. 3. If bricks designed for Swifts are used, they may be occupied by Swifts themselves (and Hook Norton still has a reasonable population of this fast-declining species) but also they are very likely to be used by other hole-nesting birds including House Sparrows (Red-listed Birds of Conservation Concern). 4. Integrated bricks provide a permanent, unobtrusive, maintenance free way of make provision for hole-nesting birds. They are less likely to be predated and less prone to temperature fluctuations than external nest boxes. 5. Having wildlife around where we live is known to be beneficial for our health and well-being. I would request that they should be conditioned at the rate of 1 Swift brick per house for which permission is granted, and that they should be positioned in small clusters, rather than singly. Chris Mason Cherwell Swifts
Received Date	16/03/2021 21:09:09
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell

Organisation Name	Adrian Shields
Address	22 Ironstone Hollow, Hook Norton, Banbury, OX15 5NA
Type of Comment	Objection
Type	neighbour

Comments

We wish to raise the following concerns regarding the planning proposal 21/00500/OUT. Firstly, as noted by many other residents, Hook Norton is a Category A village suitable for "minor developments" (Cherwell Local Plan 2011 - 2031). Between 2011 and 2020, the village has seen the development of over 150 new dwellings. By March 2020, Category A villages within the district have already seen the completion of 608 dwellings with a further 343 having planning permission but not commenced and 60 with resolutions to resolve. The justification for further construction, specifically in Hook Norton, is not clear from the proposals. Furthermore, the proposed development appears in contradiction to policy NH-H1, contained within the 2015 Hook Norton Neighbour Development plan with respect to the number of proposed new homes to be built. 1. Transport and amenities The medium-term impact of existing developments within the village has not been adequately assessed, prior to consideration of the potential impact of this new development. For example, the transport survey has extrapolated data from the 2011 national census (now 10 years out of date). Given the scale of development that has occurred in the village since 2011, this extrapolation unlikely to be a valid reflection of what is occurring in the village. Furthermore, the data that has been acquired regarding traffic passing the proposed site entry, was collected in July 2020 during a time of national COVID-19 restrictions. This is unlikely to be representative of the volume of traffic entering and leaving the village as lockdown restrictions are eased during 2021 onwards. We echo the concerns of other residents with respect to increased levels of traffic already observed within the village itself, its impact on the roads and the potential impact of further traffic arising from the construction of new dwellings. Of note, although the transport survey provides an extensive narrative of the public transport serving the village, it is striking that the data suggests only 4% of journeys are currently made by public transport. Similar concerns can be raised with respect to potential impact on education and health care provision within the village. What is the capacity of local schools and health care providers to accommodate increases in the local population? Is further growth within Hook Norton sustainable? 2. Energy requirements of new homes As there is no mains gas within the village, new dwellings will presumably have oil fired central heating. The demand for heating oil in the village has already risen considerable over the past 10 years. How does the construction of new homes that require heating oil lie within wider sustainable energy strategies locally, regionally and nationally? Given fuel oil is one of the more expensive means of heating homes, how does this impact equitable access to affordable new housing stock now and in the future? 3. Air and noise pollution Within the documents provided, we were unable to find any consideration of the potential impact of increased air and noise pollution caused by directly by the proposed construction or the heavy plant that will be necessary to travel through the village during the construction of the proposed dwellings. Inevitably, the process will increase PM10 particulate matter and aeroallergen concentrations. This is of particular relevance to residents, including members of our household, who live directly bordering the site and suffer from existing respiratory conditions - e.g. severe atopic asthma. 4. Ecology Other residents have raised concerns regarding the impact on local wildlife an ecology. We echo these concerns. We note the obvious contradiction in paragraph 3.5.1 of the ecological survey: "Ecological surveys are limited by factors that affect the presence of plants and animals, such as the time of year, weather, migration patterns and behaviour. The initial survey was undertaken in April and is a not considered a limitation of this assessment" No evidence is provided as to why the authors of this report do not consider the sampling bias arising from their employed methodology as a significant limitation. Even within the scope of the sampling within their survey the authors identify: - "multiple" records of bird species listed on Birds of Conservation Concern Red List including Yellowhammer Emberiza citrinella,

Song Thrush Turdus philomelos and Skylark Alauda arvensis. A full list of species is not provided. The report also raises concerns regarding foraging environments for bat species, dormice and hedgehogs. Residents have also raised concerns regarding the potential impact on other species not mentioned in the report (e.g. barn owls) that may not have been observed due to the nocturnal nature of the species and the limitations of the employed methodology. Furthermore, has due consideration been given to the disruption created to the wider ecological habitat caused by the process of construction. Although mitigation measures have been recommended to limit, but not prevent, ecological damage to the site itself, no evidence has been provided that ecological damage from the proposed construction is restricted to the site itself and does not extend to the wider natural environment. Finally, we wish to express our concern regarding paragraph 3.15, of the Planning Statement (p8): "All too often it is those who have no issue with their own housing provision, that seek to resist further housing delivery. They do not seek to assist people on the housing latter [sic], they wish to 'pull the ladder up' to frustrate others from gaining their new homes, on the alleged basis the proposed development will diminish the amenities they currently enjoy." It is disappointing that Frampton Town Planning Ltd and Greystokes Ltd conflate concerns raised by existing residents of Hook Norton regarding the nature, delivery and sustainability of new housing developments with an unfounded claim that motivation for such concerns is the desire to "frustrate" others gaining access to homes. Regards, Adrian Shields

Received Date

21/03/2021 12:21:32

Attachments

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="C Plant"/>
Address	<input type="text" value="23 Ironstone Hollow, Hook Norton, Banbury, OX15 5NA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We wish to put forward our objection to this application. Our concerns are: 1. Proposed new development doesnot follow neighbourhood plan guidelines of not more than 20 dwellings on one site. 2. Hook Norton has already seen several new developments/housing in recent years - some still not finished/sold. 3. Can HN school accommodate children from 43 new homes? 4. Will local sewerage system be able to cope with more housing in this part of the village? Note 3.14 on Development Plan. 5. Speeding traffic on Station Road is already an issue. 6. Impact of further increase in cars plus construction traffic on already poorly maintained local roads. 7. Impact on local wildlife/valuable habitat."/>
Received Date	<input type="text" value="21/03/2021 10:06:07"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Mr & Mrs Tate-Davies"/>
Address	<input type="text" value="37 Hollybush Road,Hook Norton,Banbury,OX15 5LY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Due to the amount of new houses that have been built in the village over the last few years we object to this application. We moved to Hook Norton because of the village location, We fear that if another large development is allowed to go ahead we risk losing the village feel. This estate goes beyond the village boundary and into an area where there is an abundance of wildlife, this is also a popular walking/running route for residents. The village infrastructure has not been improved for many years, we believe this needs major investment before any more substantial estates are given any consideration. There is currently no gas in the village, mobile signal can be poor and broadband speeds often slow and the roads are quite frankly terrible. The sheer volume of traffic that goes through on a daily basis really is taking its toll. The traffic survey was carried out during school holidays and while the country was being told to 'stay at home' it does not give a true picture of the volume of traffic or vehicle speeds. I suggest this is repeated in term time when there will be a true representation of the traffic conditions. We walk down this road regularly and the speeds some vehicle travel along it are quite frankly dangerous, Im glad I don't have to cross with my child everyday. We not sure how this application is any different to the previous one that was turned down except for the slight reduction in number of properties proposed. The village has a neighbourhood plan in place which quite clearly states that only housing developments upto 20 houses will be considered and I can't see any reason why this should be given special consideration as there is simply no need for it."/>
Received Date	<input type="text" value="22/03/2021 12:33:03"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Juliet howie"/>
Address	<input type="text" value="44 Orchard Road,Hook Norton,Banbury,OX15 5LX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The village has already had many new developments sites and the facilities could not take the extra people it will bring. The road are in poor condition and adding at least another 100 cars into the village is not sensible (based on each household having 2 cars) Also the village has been a construction site for 2 latest large developments and I think we the villagers need a break from all the construction noise and disruption. Finally this an area full of wildlife and this will only add to destroying their environment ."/>
Received Date	<input type="text" value="19/03/2021 17:54:40"/>
Attachments	



Cherwell District, CPRE Oxfordshire
c/o Stud Farm House,
Wardington,
Banbury, OX17 1RU

01295 758087

clive.hunt65@btinternet.com
www.cpreoxon.org.uk

working locally and nationally to protect
and enhance a beautiful, thriving
countryside for everyone to value and enjoy

29th March 2021

Planning Department (Attention: Wayne Campbell)
Cherwell District Council
BANBURY
OX15 4AA

Dear Mr Campbell

Application 21/00500/OUT - Land North Of Railway House Station Road Hook Norton Proposal Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond

CPRE Oxfordshire **objects** to planning application **21/00050/OUT** for the building of up to 43 new homes on land north of Railway House, Station Road, Hook Norton.

CPRE Oxfordshire considers the key issues relevant to this application are:

1. Need

Hook Norton is a Category A village in the Cherwell Local Plan 2011-31. The requirement in the Plan for 750 new homes across all Category A villages has already been more than met in less than half the Plan term. Hook Norton has contributed more than its fair share to this requirement with 107 homes at Bourne Lane, The Grange and Scholars Gate. **Therefore this development is not required.**

2. Landscape

This proposed development is in a greenfield location **outside** the village envelope on the eastern edge of the village where the majority of recent house development has already taken place. In no way can it be described as infilling and with 43 homes it well exceeds the Local Plan's criteria of clusters in villages of no more than between 10 and 20 new homes. **Therefore this site does not comply with the policy and will result in further loss of agricultural land.**

3. Transport

Hook Norton is situated in a relatively isolate location and is not served by any classified roads. All the very recent development which has taken place has

cumulatively impacted traffic and parking levels whilst the village road network has remained unchanged. A village does not and should not have urban style roads: the narrowness and bends are part of the rural character. Unless travelling from the site towards Banbury, all additional vehicles will have to pass **through** the village when heading in the direction of Chipping Norton or Oxford.

4. Sustainability and Utilities

In recent years all the new development has outgrown the capacity of the electrical supply, water supply and sewerage facilities. As a result this further development is unsustainable and will further exacerbate the situation.

5. Summary

In addition to the points made above, this proposal is not included in the Hook Norton Neighbourhood Plan and nor does it comply with the letter or spirit of the Plan. It should be remembered that this Plan was adopted in 2015 following a resounding majority in favour in the village referendum. Now is the time for the Council Planning Committee to demonstrate its support for the wishes of the residents of Hook Norton by refusing this application.

6. Conclusion

We fully support the very detailed representations submitted by Hook Norton Parish Council along with its desire that the application should be determined by the Planning Committee.

Yours sincerely,

A solid black rectangular box redacting the signature of Clive Hunt.

CLIVE HUNT
Cherwell District, CPRE Oxfordshire

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="David Rutherford"/>
Address	<input type="text" value="Crooked Thatch,East End,Hook Norton,Banbury,OX15 5LG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There doesn't seem to be any assessment made of the accumulative impact of the recently built developments on the village. I have seen no improvement in the village infrastructure as a result of any of the developments that have been granted."/>
Received Date	<input type="text" value="31/03/2021 22:02:25"/>
Attachments	

Rupert Holdsworth
Highway House
Park Hill
Hook Norton
OX15 5LR

15th March 2021

Dear Sir / Madam,

I am writing to comment on the application submitted to Cherwell DC relating to the land North of Railway House Station Road, Hook Norton, ref: 21/00500/OUT.

I wish to comment on some of the documentation accompanying the submission, firstly is the proposed access to the site (document 22263-01 Proposed Site Access). I note that this location cuts through the only pedestrian route in and out of the 'The Grange' & 'The Sidings'. The only pavement from / to the village and the existing residential area is on the same side of the road as the proposed access to the above application site; this would mean all pedestrian traffic would have to cross the proposed vehicular access point. Of more concern is that when crossing from the northern side of Station Road to access The Sidings any pedestrian would now have to check for traffic egressing from the proposed development that might be travelling East, as well as any traffic travelling in either direction on Station Road.

As the proposed access would be in close proximity to the crossing point, I believe, that there is an increased risk that cars turning Eastbound out of the proposed development could be concentrating on checking traffic coming from the village on the same side of the road and may not see pedestrians trying to cross. (please see attached diagram)

There are a number of elderly residents and children living on The Grange & The Sidings. I have an elderly relative currently living in one of the houses there and whilst she is fairly mobile, she often comments that she is always nervous crossing Station Road to get to the village as cars often travel well above the speed limit there – especially when exiting the village Eastbound. This is somewhat confirmed by the transport statement with mean averages Westbound of 31.5 mph and Eastbound of 33.8 mph; the 85th percentile speed follows a similar pattern.

I believe it might be sensible to consider moving the site access point further East, away from the crossing point; reducing this risk – especially as most of the traffic would either be travelling to / from the main urban area of Banbury and the arterial routes nearby – to the East of Hook Norton.

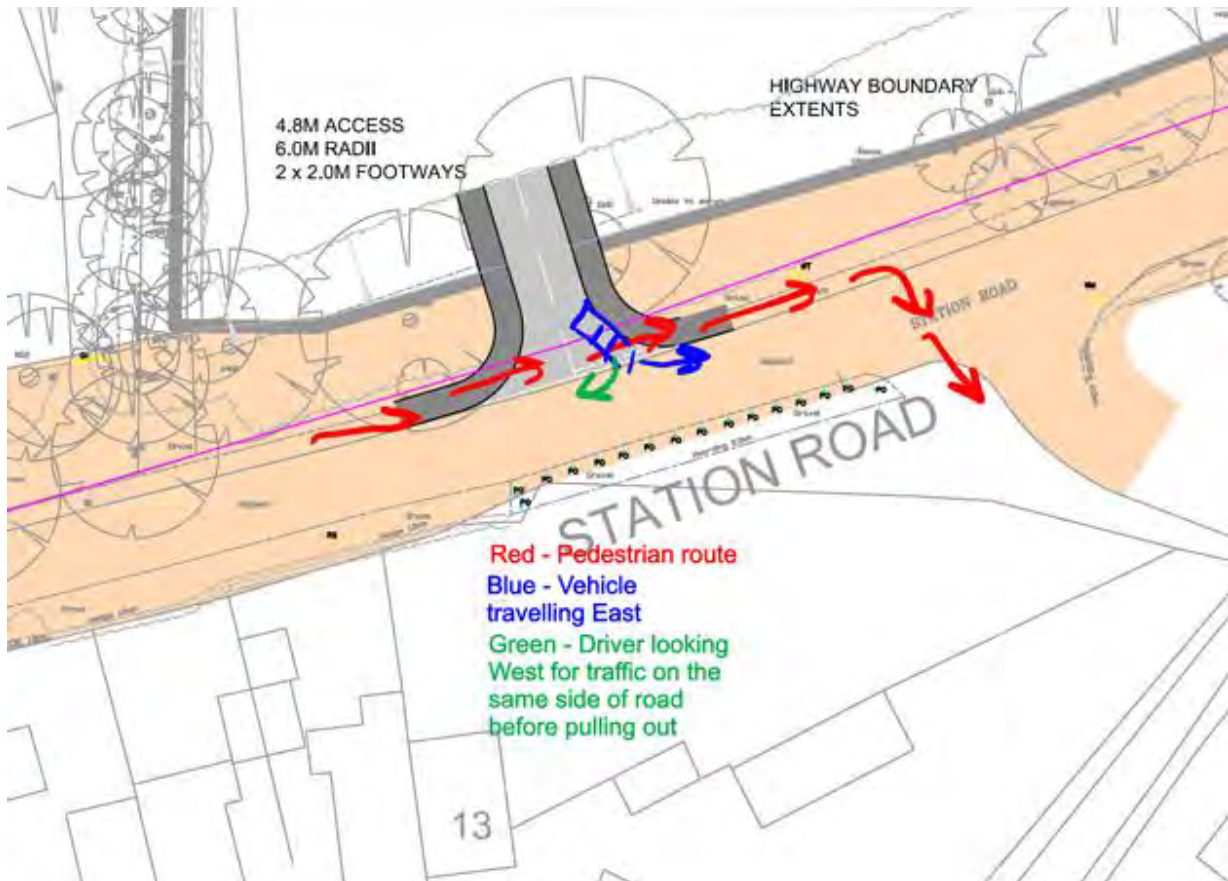
Also, the proposed development does not accord with the Hook Norton Neighbourhood plan 2014 – 2031 in terms of housing supply; whilst this might not mean the proposed development is not sustainable under the NPPF if a clear housing need can be demonstrated, I would like to draw your attention to a recent comment from Cherwell LPA regarding another planning application in the village; which I quote below: -

“ In terms of the economic and social aspects of sustainable development the proposed development would provide a limited benefit in terms of providing a private residential unit of accommodation, for the open market, which would also go toward maintaining the Council’s housing land supply. However, this has to be considered in the context of the Council’s current housing land supply position, and that there is no immediate over-riding pressure for further residential development within the village, that is not compliant with the policies of the Development Plan, given the on-going development that is currently being carried out on the western edge of the village. “

I hope that my comments are helpful in determining the application.

Yours faithfully,

Rupert Holdsworth



To: Cherwell District Council – Planning Dept

From Yew Tree Cottage, Hook Norton, OX15 5ND

26 March 2021

Planning application 21/00500/OUT – Land N. of Station Rd. Hook Norton

OBJECTION

Dear Sir/Madam

I am a resident of Hook Norton, with long term knowledge of the village, and a regular user of Public Rights of Way in the area. I OBJECT to the proposal and list below the key reasons:

1. This application is clearly an opportunistic submission based entirely on the assumed shortfall in housing land supply by CDC.
2. The site has not been allocated either through the Local or Neighbourhood Plan, and the proposed development is contrary to plan policies.
3. The site encroaches into open countryside
4. The application is in Outline but seeks approval for access. However, there is limited information supplied and fundamental questions regarding access and highway safety are not addressed, including:
 - how would the access be formed in a location where there is a steep drop from road to site level – only a simple plan is provided - no sections or detail showing how the construction would require land take in order to deal with the slope
 - what effect would the proposed access have on trees and field boundary vegetation – it appears that both would be severely adversely affected by the creation of the road and by forming the proposed visibility splay
 - safety of vehicles accessing and egressing together, and with cumulative effects in relation to usage of Station Road and proximity to other accesses nearby – it appears from the swept path that vehicles would have to cross to the opposite side of the road
5. The Transport Assessment is based on data collected in a school holiday period which is not representative
6. The application documents on the website lack key documents required by CDC's validation list, including:
 - Tree survey/arboricultural assessment
 - Statement of Community Involvement
 - PRoW statement
7. The DAS landscape analysis (Fig 3) fails to recognise the close views which are available of the site from Station Road and the PROW which runs along the northern site boundary.
8. The DAS landscape analysis (Fig 3) also appears to identify as an "opportunity" something which is simply a necessity of the scheme – the new access. A new access is required because the site cannot otherwise be used – the existing field access is outside of the site.

9. The labelling of the new access in DAS Fig 3 as something which would “maintain a rural character village gateway” therefore appears, at best, as somewhat meaningless jargon, and at worst, highly misleading
10. The photographs included in DAS and LVIA – and hence the basis of site assessment - are all taken at a time when vegetation is in full leaf and no account appears to have been taken of the very different circumstances pertaining to the other half of a year
11. Even from the photographs taken in full leaf, it is evident that there are clear views through existing vegetation along Station Road, and an entirely open boundary alongside the PRoW to the north
12. No account is taken of the visibility of the site following development, which will be very different than the existing, in particular:
 - the access clearly requires removal of trees and shrubs
 - no montages are provided
13. The site is visible from Station Road, with views across towards the ridge and Council Hill beyond. This open view, which is important to the local character and setting of Hook Norton, would be lost by the development
14. The proposal would adversely impact the PRoW which runs immediately north of the site
15. There are unexplained redactions within the ecological report
16. The scale of proposed development is contrary to Hook Norton Neighbourhood Plan which clearly seeks to manage growth in a balanced way

Yours faithfully

Julia Edwards

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Helen Foster
Address	Monivea,Burycroft Road,Hook Norton,Banbury,OX15 5PR
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Strategy. The Cherwell Local Plan 2011 - 2031, adopted on 20 July 2015, has Hook Norton as a Category A village suitable for "minor development" (para C.260). According to your published "Residential Completions & Permissions at 31/03/2020 (net) (updated 15/07/2020)", from 2011 to 31 March 2020 Hook Norton had a total increase of 163 completed dwellings, or just over 5% of the total from all the villages in the district (3042 homes). In addition we have the development at Scholar's Gate which has been completing houses since this date, adding another forty odd houses. The Hook Norton Neighbourhood Plan 2014-2031, which was made part of the development plan for the area by Cherwell District Council on 19 October 2015, contains Policy HN-H1: "To maintain a sustainable community, proposals for up to 20 dwellings may be permitted where this does not result in more than 20 dwellings being built in any one location at any time, taking into account any extant permissions." Both of this strategy documents would appear to preclude the addition of another estate development in or adjacent to the village. The numbers of houses and the demands on local facilities are well beyond those envisaged in the plans. If these documents are to have any purpose then this estate development should be refused. It should further be noted that this estate is envisaged to be on good quality farmland, and outwith the village envelope. Both of these considerations should weigh heavily in considering its rejection. Transport The transport statement is perfunctory and boilerplate. The traffic survey is ridiculous, being in the school holidays and as lockdown was ending (25-31 July 2020) It cannot be considered a reliable indicator of typical traffic volumes or speeds and to include it as such is poor. Likewise, the statement about the buses omits to mention the gaps in service and even that it goes both ways. Each of the houses will need access to at least one vehicle as there is little opportunity for employment in the village and public transport services do not meet most requirements. The parking provisions do not adequately meet these needs and parking on Station Road would be dangerous to all road and pavement users. It would also make it very difficult to charge the electric cars we will all be driving during the life of these houses. If, sadly, this estate goes ahead, consideration should be given to moving the entrance to opposite that of the Sidings with a mini roundabout for traffic calming. This might reduce speeds entering the village and reduce the number of junctions along that stretch. A pedestrian crossing for the Sidings/Grange development could form part of the 106 contribution. Energy I note that in the outline plan for the estate there is no mention of how the premises might be heated, or the provision of solar panels. However, should it be necessary to take things further, planning conditions should ensure that there is above ground space for oil tanks and boilers for each premise with access for the tanker and hose (as there is no gas in the village), all rooves pointing in a suitable direction should be fitted with solar panels, and that at a minimum one electric vehicle charging point should be provided for each premise.</p>
Received Date	19/03/2021 20:43:05
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Hilary Winwright"/>
Address	<input type="text" value="Prews Close, Park Hill, Hook Norton, Banbury, OX15 5LP"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I haven't been able to see all details of the proposed housing. I understand that people need housing though I am concerned that Hook Norton could become like Bloxham with new estates on every road around it to the detriment of the village character. Consideration needs to be given to the infrastructure of the village. There is a need to support village facilities rather than people being encouraged to use the towns or commute. Facilities in HN will not support a continuous influx of people; the primary school is usually oversubscribed. There are many older people in HN who would welcome bungalows/smaller houses or units which in turn will free up their present larger houses for families. Housing developments tend to have mixed housing with a high proportion of large houses. In HN we possibly need low cost houses/ rentals and small family homes. The countryside and footpaths, which are a joy in our village need to be preserved and enhanced as the community try to do so thus maintaining our lovely vibrant surroundings that should not be allowed to join on to neighbouring villages and lose their identity."/>
Received Date	<input type="text" value="21/03/2021 16:38:39"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Nigel Evans
Address	Railway House, Station Road, Hook Norton, Banbury, OX15 5LS
Type of Comment	Objection
Type	neighbour
Comments	<p>We live in Railway House which is directly opposite the proposed site on Station Road. In the past few years at least 150 dwellings have been built in Hook Norton which has seen the pressure on roads and local services (school, doctors' surgery, broadband etc) increase to a point which is not acceptable and has already had a detrimental effect. Broadband speeds can be slow, mobile phone reception can be poor, roads get congested and are damaged, the doctors' surgery is at capacity as is the school. Adding a further 43 dwellings can only add to the pressure and cause further detriment to the infrastructure and character of the village. Living on Station Road means we experience all the passing traffic and although we are within the village 30mph speed limit area a great deal of traffic which passes our house is exceeding the speed limit. This poses a risk for traffic entering and leaving the new development and to pedestrians. The increased traffic will put further strain on the village roads which are already at capacity. The roads through the village are narrow and twisty and there are already many potholes. The village already suffers from excessive congestion from delivery lorries and vans and due to the volume of cars. The site is a greenfield site which is very different in character to the Stanton engineering brownfield site behind us which was developed into houses a few years ago and to which we did not object. From our house we see a considerable amount of wildlife such as deer, badgers, skylarks, bats and owls where the new housing is planned. The development of this land will damage the wildlife in this area. Local footpaths are already being damaged by the amount of walkers. We regularly see evidence of erosion and damage to the paths, fences and stiles are broken or damaged and the amount of dog mess and litter continues to increase. Farmers with sheep have problems with dog walkers not controlling their dogs resulting in sheep worrying etc. The residents of this development will only add further pressure to the footpaths and cause more damage and problems. The Hook Norton neighbourhood plan 2014-2031 allows for developments of no more than 20 dwellings where no more than 20 dwellings are built in one location. This plan clearly goes against that, which is unacceptable. Nigel and Julie Evans</p>
Received Date	19/03/2021 10:34:48
Attachments	

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	
Address	Sunnybank,Scotland End,Hook Norton,Banbury,OX15 5NR
Type of Comment	Objection
Type	neighbour
Comments	<p>In recent years over 150 new houses have been built in the village either as part of larger scale developments or individual dwellings. The infrastructure of Hook Norton is continually being tested - broadband, lack of mains gas, full school and also not least the roads. The roads in and out of the village are not maintained properly given the number of potholes. Building a further 43 houses will only lead to increased traffic, there could potentially be a further 80 odd vehicles being used no doubt on a regular basis. Traffic heading west through the village towards Chipping Norton has to negotiate tight bands and narrow roads virtually all the way through the village. It is not much better travelling east. Perhaps having reasonably good amenities in Hook Norton means that this is the village's downfall. I am sure that other villages without such amenities will not have as many planning applications as this village has. Resources here are finite and the addition of a further 43 houses on this proposed development will only be to the overall detriment of this lovely village. I am sure that I speak for others in that when I moved here 20 years ago it was to enjoy village life and not that of what will fast become a small town if this application is granted. I therefore wish to state my objection to this planning application and hope that the Planning Committee at Cherwell DC decline it.</p>
Received Date	17/03/2021 08:04:45
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="nick moulder"/>
Address	<input type="text" value="The Cottage,The Green,Hook Norton,Banbury,OX15 5LE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Hook Norton is a lovely village .It is understandable that people want to come here to live. It is also reasonable that Hook Norton should take its fair share of new building for the district. But this application is not reasonable. Amenities, infrastructure, roads and road safety are being stretched beyond what is reasonable. Although you have a duty to meet housebuiding quotas you also have a duty to protect the residents of the village. This unreasonable application has got the balance wrong between needs of residents and need to build."/>
Received Date	<input type="text" value="29/03/2021 18:11:00"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Elaine Priestley"/>
Address	<input type="text" value="The House By The Green,Rope Way,Hook Norton,Banbury,OX15 5QB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There are already too many new houses in hook norton."/>
Received Date	<input type="text" value="19/03/2021 11:16:40"/>
Attachments	

Comment for planning application 21/00500/OUT

Application Number	<input type="text" value="21/00500/OUT"/>
Location	<input type="text" value="Land North Of Railway House Station Road Hook Norton"/>
Proposal	<input type="text" value="Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="Lyn Usher"/>
Address	<input type="text" value="The Laurels,2 Bean Acre Road,Hook Norton,Banbury,OX15 5UA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The village has had 3 new estates build in recent years and a two small ongoing developments. The amount of traffic on our small narrow roads has increased considerably, as have more cars parking in inappropriate places. This is exacerbated by large vehicles carrying building supplies and the vehicles used by the construction workers. Even though it will be on the edge of the village it will provide further pressure on our infrastructure. Hook Norton has provided home to a number of people recently. I think we need to stop future developments at this stage. There are a vast number of houses already being developed in Cherwell providing plenty of housing and choice. They are better served by the position close to Banbury, which has a well developed infrastructure, transport links and employment opportunities. Lyn Usher Resident of Hook Norton"/>
Received Date	<input type="text" value="11/03/2021 18:17:43"/>
Attachments	