

Objections to Planning Application 22/00998/F 19th May 2022

History of Site .

Sam Peacock's, ETPlanning, submission document titled Planning History categorically states at Ref 3.1 " A table is provided below which highlights **all** of the planning history on the site " .

This statement is untrue as the history of this site's applications for planning consent to build residential homes began in 1995 and is a crucially important omission from his Planning History.

It must be well known to CDC's Planning Team that the Shanly Group, having acquired the land known as The Paddock, situated West of The Old School House in Fringford in 1995 made the first planning application through it's then subsidiary called Brandon Gate Homes Limited.

At that time old villagers have attested that The Paddock once included an attractive and healthy beautifully wildflowered Copse bordering on Rectory Lane at the entrance to what is now Farriers Close.

Eventually negotiations were concluded to the effect that the Shanly Group having agreed to fence off and preserve the Copse as a village amenity and never to build on it in future , were eventually granted permission in 1998 to build the 4 homes on the remainder of The Paddock and access them by a private road which is how Farriers Close first came into existence .

That was a "done deal in cement" one could say under Contract Law and Michael James Shanly , who is the founder of the Shanly Group , has become currently a well known multimillionaire and was actually listed in 2020 as being one of the richest men in the country by a British newspaper according to one Google listed report.

However the Shanly Group have ever since their "done deal" in Fringford was effectively executed, made continuing efforts to get it unscrambled by cutting back saplings and shrubs in the village Copse to form a clearing before submitting each of several planning applications to also build a further house directly in our Copse which has been quite rightly refused every time so far by CDC and on appeal by the Planning Inspectorate officers.

As far as the Land Registry records go beneficial ownership of the Copse remains in the Shanly Group despite all subsequent planning applications being changed from Brandon Gate homes limited to Mr A Bradbury in 2010.

As far as the Copse is concerned the current position remains that the Condition to maintain its existence as agreed to by the Shanly Group remains in existence to this day .

However it certainly appears that the importance of this history is being studiously avoided by the Shanly Group team involved in making the current planning application 22/00998/F and this should be properly and fairly addressed by CDC and The Planning Inspectorate if this is refused and goes to appeal again as it was not properly addressed in the 2020 refusal/appeal.

After all no villager in Fringford is in support of a house being built in the middle of Fringford's Copse as this would clearly destroy it for ever and the villagers clearly expressed wishes to allow it to survive and grow back to its former glory would be scuppered for the sake of making the Shanly Group even richer when they have already made their profit on the 1998 "done deal" of Farriers Close.

Conclusions

Fringford does not have to have one more home in this so called "fill-in" planning application terms and wildlife that exists in abundance including hibernating great crested newts which I have personally accidentally come across will lose their home forever as well . It just does not make any sense whichever way you look at it , traffic wise , dangers to lives , archeologically , ecologically , flooding down the narrow lane because of the lack of underwater surface drains , continuous current annual sewage problems exacerbated , forever going forward if the Shanly Group were to be rewarded with further profit for that can only be what they want in making this unpopular move stirring up the village population.

What is more is that if we lose the protection we currently enjoy the population of Fringford is going to be unnecessarily inconvenienced in the many ways outlined in all of their past very valid objections covering the initial diabolical upheaval to install a house on the site , the lack of surface water drains , the destruction of the drystone wall and the potential problems of current border problems with other immediate land owners around the site being adversely affected.

I believe that I should mention that The Old School has the only self-owned properly maintained surface water drain which was installed in 1866 and runs under Rectory Lane into the large village pond in our neighbours property as Daniel Depp, Local Highways Rep , OCC will confirm. We have to be constantly on guard against illegal parking on the privately owned grass as heavy plant and equipment or large vehicles could easily do expensive damage to our underground drain.

I would also point out that apart from our drain done by Daniel Depp's department, OCC has never done a proper survey of the traffic flow within Fringford between the hours of 6am to 6pm, otherwise Roger Plater would certainly not be giving the "Do Not Object " signal to the current proposed Copse planning application even with the conditions he has attached.

I hate to think that with all the political press about the WFH pandemic born scheme, Fringford is missing out, as there are numerous complaints in villagers and The Parish Council's objections to the current planning application about precisely why we villagers are noticing massively increased traffic flow along our single track lanes with no offroad pathways to use by the numerous pedestrians with children either living in or visiting our historic and beautiful village.

All of the villagers objection statements seem to be completely ignored in this respect which begs the question - Do we villagers not have a right to have a proper survey done by OCC to be commissioned and be allowed to see it's conclusions in due course ?

