

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/C3105/W/23/3327213

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/23/3327213
Appeal By	ARCHSTONE AMBROSDEN LTD, BELLWAY HOMES LTD AND ROSEMARY MAY
Site Address	Land East of Ploughley Road Ambrosden OX25 2AD Grid Ref Easting: 460471 Grid Ref Northing: 220023

#### SENDER DETAILS

Name	MRS HEIDI OWEN
Address	23 Briar Furlong Ambrosden BICESTER OX25 2AD

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

- The local plan up to 2031 gave a recommendation of 750 dwellings in category A villages across Cherwell. If you add together the 85 on Sanderson Park, 14 on Merton Road, 45 on Marsh Road, 87 on Springfields, 83 on Church Leys Field and 75 on Blackthorn Road, Ambrosden has already taken a very large proportion of this figure.
- Cherwell District now has the five-year land supply expected by central government, as of February of this year.
- This development will have an impact on road safety in the village. Additional traffic on Blackthorn Road will go past the school and there is a bend on Ploughley Road which will limit the driver's view as they exit the proposed development there. The new junction at the top of Ploughley Road took no account of any development at this location in its design.
- The view of Ambrosden on the approach from the A41 is currently one of trees, with barely a peak of the houses showing. With 120 new houses, they will over dominate this view and the scale of this development will have a huge impact on this view of the village.
- The impact on the surrounding environment will be huge. Great crested newts are a protected species, and these are living in abundance in the small paddock next to Briar Furlong. Baby newts have been seen in West Hawthorn Road recently and this shows a healthy environment. The developers have suggested a small gap between the building site and the paddock, which will still have an impact on their roaming area and will damage their numbers and, in all likelihood, kill off the colony.
- The developments will both encroach on farming land and, in the case of the Ploughley Road application, will encourage developmental sprawl to the north, leading to the village becoming part of Bicester – it will also be so close to the Wretchwick Green development as to allow barely a gap when this is built.
- When Wretchwick Green is built and Graven Hill is completed, the traffic through the village will increase to unmanageable levels. As we all know, the village is already a rat run for those trying to avoid the A34/M40 junction. How much more can the village take?
- There is no significant employment in the village, meaning road journeys to get to a job. Two small shops which provide limited ranges of stock for occasional shopping, but not a full weekly shop. A pub whose landlord is not permitted to be licenced to allow children, limiting the customers who can use it. Three more reasons why increasing the size of the village any further is not sustainable.
- The local school is over subscribed meaning more cars on the road to take children to and from other local school further afield that also are lacking places. Ambrosden also no longer has a doctors surgery again more trips. The local GP surgeries and Dentists in Bicester are also over subscribed.
- I would ask you to consider if this site is approved will the residents that move in be happy. I would suggest that the new residents would suffer the same feelings that our village is suffering now and more besides due to the increase in residents and the lack of facilities/amenities not just in the village but Bicester itself.
- And lastly, this site wasn't ever zoned for development – it is speculative, driven by profit motive rather than local need. This location is simply the wrong place and more houses are not sustainable for this village.