

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

MS JENNIFER PARKS

Address

24 Ploughley Road
Bicester
OX25 2RJ

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

I notice that the appellant suggests that the residents of Ambrosden are within walking distance of Bicester town and therefore accessibility to these amenities should be considered as an extension of the amenities already within the village. With a development of the size and dwelling types proposed, it is reasonable to assume that a significant portion of homeowners within the estate would be young families. As a mother to a one year old, I walked from Ambrosden village to Bicester town with my child in his pram on one occasion this summer and would never do this again. This is because the footpaths are simply not safe enough to be walking along the A41 at any time of day with a pram. The foliage on one side of the road is often extremely overgrown and completely impassable leaving only the path which runs directly alongside oncoming traffic as you walk toward Bicester. This path was barely wide enough for the pram and felt distinctly unsafe. This will therefore lead to high volumes of additional traffic traveling to and from Bicester town due to a lack of suitable alternatives because of dangerous footpaths and a limited bus service in evenings and at weekends. Whilst I appreciate that there are growing amenities within the Graven Hill development which is closer to Ambrosden, the issue of a safe footpath still remains as you must still walk along the same section of the A41 to access Graven Hill by foot.

On top of this, the facilities within Ambrosden are completely inadequate to serve the village with a population of its current size. The appellant lists the amenities within the village, but does not list specific details of these. Indeed, the hairdresser's mentioned had closed down (so we must drive to reach one in Bicester), Tiddlywinks nursery closes at 2:50pm and so cannot be used by full-time working parents (so we must drive to reach one in Bicester), the Post Office and Costcutter are small convenience stores which cannot possibly serve the entire village plus an additional 120 houses (so we must drive to buy food in Bicester) and the pub barely fits the definition of such with sporadic opening hours (indicated only by the porch light being turned on), no food and only bottled drinks (so we must drive to reach one in Bicester).

Overall, this large-scale development is completely inappropriate for Ambrosden due to a distinct lack of facilities to serve the village of its current size and the resulting increase in traffic. This is further compounded by other developments which have already been approved and remain to be built putting even more pressure on the amenities in their current form.