

Comment for planning application 22/02866/OUT

Application Number	22/02866/OUT
Location	Land East Of Ploughley Road Ambrosden
Proposal	OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration
Case Officer	James Kirkham
Organisation Name	T Honour
Address	West Hawthorn Road,Ambrosden,
Type of Comment	Objection
Type	neighbour
Comments	<p>We strongly object to this planning application. Yet another greenfield development when the Cherwell Local Plan prioritises brownfield sites, and there are plenty of potential brownfield sites in the area. Cherwell DC Planning application 22/02866/OUT</p> <p>VILLAGE INDIVIDUALITY. Destroying the individuality of the village and further reducing the green space between Bicester and Ambrosden, will lead to coalescence between settlements, again this is not in line with the Cherwell Local Plan. Category A villages like Ambrosden are earmarked for only minor development. We have already seen cumulative major development in Ambrosden, if the number of houses on all the new developments since 2001 are added together. The proposals for another development on the outskirts of Ambrosden would mean that every approach to the village has a view of new housing, North, South, East and West. We do not want Ambrosden to look like one big housing estate, we need to protect the character and distinctiveness of individual settlements as mentioned in the Cherwell Local Plan.</p> <p>COUNTRYSIDE. It hurts our feelings greatly that this proposal will damage the character of the countryside and there will be a loss of agricultural land. The Cherwell Local Plan says that nature, wildlife and the beauty of landscapes should be protected. This development would endanger all of these. We should defend our countryside from unnecessary development and maintain the district's tranquil areas and dark skies.</p> <p>IMPACT ON NEIGHBOURHOOD. We do not want loss of privacy, increased noise and disturbance or any increased lighting pollution. Behind our house currently it is peaceful, rural and we can see the stars on a clear night; enjoyment of the night sky is to be protected as noted in the Cherwell Local Plan guidelines. We have already been impacted at certain times, by lights on the warehousing on the A41; we do not want any more infringement from new houses and related lighting.</p> <p>HEDGEROWS. We are very angry about the proposals related to the Bridleway which is owned by Ambrosden Residents Company Limited. The application indicates that a gap will be made in a hedge (that has existed for many years) to link into the bridleway. There is no existing access into the field from the bridleway. The proposals intend to remove trees and hedgerows that are not owned by the developers, causing damage to other people's property and destroying wildlife habitat. The hedgerow is property of Ambrosden Residents Company Limited and, at the expense of the estate residents, Ambrosden Residents Company Limited have maintained the bridleway for 25 years since it was transferred from MOD ownership to Annington Property Limited and then Ambrosden Residents Company Limited ownership. Therefore the developers have no right to destroy the hedge and trees.</p> <p>PRIVATE ESTATE. The bridleway, West Hawthorn Road, Ash Lane and Oak Lane are all part of Ambrosden Residents Company Limited and are therefore privately owned. This is a private estate over which the bridleway travels on a small part of West Hawthorn Road only. The proposal is misleading when it suggests a walking route including Oak Lane and Ash Lane as these are private roads. None of the footpaths or roads have been adopted by Cherwell District Council, (as Cherwell consider that the roads and paths do not meet Cherwell safety standards) so a maintenance fee is charged to residents. This proposal exerts more pedestrians onto a private estate, increasing maintenance that we residents have to pay for</p>

ON TOP OF OUR COUNCIL TAX. Currently, only people that need to visit this estate use these paths. This proposal would encourage other people that are not visiting this estate to use our paths that we pay for. It is not fair for us to have more costs thrust upon us by profit making developers. This is a disgrace, it is a shameful disregard for existing residents' feelings. The developers should ensure that each site has the capacity for their own traffic using their roads and the roads and footpaths provided by Cherwell/ Oxfordshire County Council. Don't put the problem onto other people. Why should we be encumbered with the people day and night walking past our houses, from a development that none of us want. People are frightened about the impact this will have and it is causing excessive anxiety. The logical route would use the public footpath and cycleway along Ploughley Road, so that's where the designated route should be.

CONGESTION. The estate is congested especially at school start and finish times when people from other areas of the village walk or drive their children to school. The cumulative impact on the road network would be severe and the danger to people would be increased. There could be 1000 extra pedestrian journeys through the estate per day plus cyclists and possibly motorcyclists because of a development that villagers do not want. The main walking entrance to the school is on Ploughley Road, so the walking route should also follow Ploughley Road. This development would have an unacceptable impact on highway safety by causing even more congestion. The road and utilities infrastructure is already overloaded.

WILDLIFE. On the ecological survey, some sentences have been blocked out, so some of the information regarding badgers is hidden from view. The proposers have also not mentioned that there is a variety of wildlife that would be disrupted if this development goes ahead. In addition to great crested newts, the list includes dragonflies, harvest mice, dormice, field voles, frogs, toads, hedgehogs, squirrels, badgers, foxes, deer, bats, goldfinches, field fares, barn owls, green woodpeckers, great spotted woodpeckers, skylarks, magpies, kestrels, red kites, buzzards.

Could it be a coincidence that the planning application has been submitted on 20th September 2022, five days after the scheduled September parish council meeting, and the comments deadline is 20th October 2022, which happens to be the scheduled date of the next parish council meeting (in the evening). This means that there was no scheduled parish council meeting during the comments period, giving limited opportunity for the parish council to discuss the proposals with the public and send in comments. The proposers have made no effort to notify Ambrosden Residents Company Limited, neighbours or property owners that would be affected by the plans. That is despicable given the impact that these proposals would have.

Received Date

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Attachments