

# Comment for planning application 19/02350/OUT

<b>Application Number</b>	19/02350/OUT
<b>Location</b>	Land at Deerfields Farm Canal Lane Bodicote
<b>Proposal</b>	Outline planning permission for 27 dwellings including Access
<b>Case Officer</b>	Samantha Taylor
<b>Organisation Name</b>	Gulati
<b>Address</b>	3 Merlin Close, Bodicote, Banbury, OX15 4GG
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We strongly object to the planning application for 27 dwellings on Deerfields Farm. 1. This application is hugely detrimental to the character of the local neighbourhood. Deerfields Farm is the only green space left between Bodicote village and Longford Park. With the change of use of this land from farming to housing it will remove land heavily used by local wildlife as well as causing many properties to lose their view onto farmland. Banbury has now rapidly expanded and has gone above the original proposed number of new homes, developers are not selling homes easily on the Longford Park site so there is certainly no need for more building here. 2. Noise and disturbance are highly likely for local residents who are accustomed to farm and wildlife noise only. 3. The angulation of the proposed properties on the border of Merlin Close mean all windows will overlook directly into our properties in Merlin Close, this needs to be altered. The proposed properties are not far enough from the boundary of Merlin Close to prevent a monumental impact related to loss of light and particularly privacy for the residents of Merlin Close. 4. Highway safety is of concern with access so close to a primary school, in an estate that is already struggling for parking provision, flow of traffic as well as poor pavement provision. The local infrastructure already isn't coping with the huge increase in housing numbers and vehicles related to Longford Park and other new developments without adding cars related to a further 27 households on this proposed development site. 5. Canal Lane is a category 1 Bridleway which is heavily used by school children on foot, it is not appropriate for more houses to be built here which require access. Also, 'There should be protection of the rural character of the public right of way' (Cherwell Local Plan 2011-31). Access onto Oxford road from Merlin Close, Canal Lane and the slip road is dangerous at peak times already. There have also been multiple incidents of flooding around the Deerfields Farm site and Canal Lane. There is little provision for surface water management detailed in the plans. More building without suitable drainage could affect private gardens backing onto the site as well as Canal Lane. 6. The tree survey shows the root protection area of the oak tree on the western border has been encroached on in the plans. Proposed houses must be further from the western boundary here. Group C hedge is well maintained currently, we insist it stays at the current height (4m as stated on the survey). Bringing it down to 1.5-2.5m would mean complete loss of privacy for the Merlin Close residents. These hedgerows allow for much resting, feeding and roosting of local wildlife so it is essential these are maintained as they are. According to the Local Cherwell Plan 2011-2031 Part 1 pages 195-196 ; it is stated that there should be 'protection of other important trees, the retention of hedgerows where possible to provide wildlife corridors and the preservation and enhancement of the biodiversity of this site'. 7. Our property title deeds include the strip of land including the Group C hedge on them as our land despite it being on the Deerfields Farm side of the fence. We will be forced to explore this matter further legally if we do not get confirmation the Group C hedge will remain untouched. This would very much delay progress for the developer.</p>
<b>Received Date</b>	16/12/2019 18:48:59
<b>Attachments</b>	