

# 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</b>	
<b>Name</b>	Peter Briggs
<b>Address</b>	38 Dunnock Road, Banbury, OX15 4FX
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	

Canal Lane is classified as a Category 1 Bridleway - (officially known as Bridleway 137/1). Oxfordshire Rights of Way Management Plan, define a Bridleway Category 1 as: "Routes used as key routes to schools or local facilities and that are used by many people for daily commuting Journeys." Canal Lane is used by parents, schoolchildren and commuters, has access to the S4 and Oxford/Banbury bus services. This has NOT been put on the application documents. As part of the Bridleway there is a gate stopping traffic beyond Deerfields Farm, which is shown on the Oxfordshire County Council map of Rights of Way. There is no mention of this in the "Planning and Design Access Statement" in the current application. In 2014 there was an application for a new house on Canal Lane (14/00260/F) also from N. Morris. This was passed, on the grounds that one house would make little difference, despite the Planning Officer and the Highways Officer expressing concern re the suitability of the bridleway for development. On the Consultations document for 14/00260/F a quote here from page 2: Bodicote Parish Council Comments 1 It is understood that the existing drainage is old and was built to serve three houses. Following previous development on this site, houses in Canal Lane have been known to flood during heavy rainfall. 2 Impact of further vehicular traffic on a public bridleway used by walkers and cyclists. Since 2014 the use of the bridleway by pedestrians has increased many times. It is now used, in both directions, by children to walk to school, from Longford Park estate and also to the new Longford Park Primary School. The additional vehicles in use, if allowed, would inevitably be rush hour traffic concentrated in the period of peak pedestrian usage. Canal Lane is wholly unsuitable for more road or builders access. Canal Lane is used as a public amenity. It is constantly used by walkers, commuters on foot, cyclists, dog-walkers, ramblers and horses. Most importantly it is used by parents and children on foot accessing Longford Park Primary School, Bishop Loveday School and local secondary schools. There are no foot paths. There is no room for two cars to pass - there is no provision for cars passing or turning at the end. There is no street lighting. Canal Lane is an unmade road surface with deep potholes. Photo above of Deerfields Farm machinery filling in potholes on Canal Lane with soil on 17/11/19 Photos below of Canal Lane potholes, one month after filling, one shown in either direction, on 13/12/19 From the document in the Planning Application, it seems to be assumed that bridleway, Canal Lane will be accessible from Longford Park Road. This is not currently the case. If traffic were allowed to travel the length of the lane, this would create an extremely dangerous rat-run. Cars from Longford Park would be able to access Oxford Road via the bridleway. Currently the plans show a cycle/pedestrian way through to Canal Lane, without barriers it will also be a scooter rat-run. There are only three private properties on Canal Lane (- other than the owners of Deerfields Farm's two houses) all of which object to the new proposals. The barns entrance area from Canal Lane flooded mid November 2019 and water does not run off readily after rainfall. A large soak away was constructed a few years ago but this has had little effect. See photos below. - Further new dwellings would exacerbate this drainage/flooding problem due to the inevitable increase in impermeable surfaces. - This is not the first flooding, previously, The Maltings, Picket Post and Crossways have all been affected by flooding from Deerfields Farm. Photos taken 15/11/19 of Deerfields Farm entrance where new homes on Canal Lane building are proposed, flooding went through to the rear garden of The Maltings next door to the proposed site. Below are 6 "shaping principles" taken from the Cherwell Local Plan 2011-2031 Part 1 pages 195-196 for this area. A layout that maximises the potential for walkable neighbourhoods with a legible hierarchy of routes and footpaths and cycle ways provided on site with good linkages for cyclists and pedestrians A surface water management framework and the incorporation of attenuation Sustainable Urban Drainage System taking account of the recommendations of the Council's Strategic Flood Risk Assessment to reduce surface water, control drainage The protection of other important trees, the retention of hedgerows where possible to provide

wildlife corridors, and the preservation and enhancement of the biodiversity of the site. Protection of the rural character of The Public Right of Way Retention and enhancement of existing Public Rights of Way 6 Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments Principles from the Oxfordshire Rights of Way Management Plan 2015-2025 (page 36) Vehicle access (construction): No construction / demolition vehicle access may be taken along or across a public right of way without prior written permission and appropriate safety/mitigation measures approved by Oxfordshire County Council. Reason: To ensure the public right of way remains available and convenient for public use. Vehicle access (Occupation): No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior written permission and appropriate safety and surfacing measures approved by Oxfordshire County Council. Reason: To ensure the public right of way remains available and convenient for public use.

**Received Date**

19/12/2019 16:04:25

**Attachments**