

Comment for planning application 19/02350/OUT

Application Number 19/02350/OUT
Location Land at Deerfields Farm Canal Lane Bodicote
Proposal Outline planning permission for 27 dwellings including Access
Case Officer Samantha Taylor

Organisation Name

Address 1 Merlin Close, Bodicote, Banbury, OX15 4GG

Type of Comment Objection

Type neighbour

Comments

I have two main concerns/objections, firstly that of the need to preserve the hedge/tree line on southwest boundary with Merlin Close Development and secondly the impact on traffic congestion in the area. 1. Southwest Boundary Hedge The developer or any other persons must not remove or reduce the height of the existing hedge as it provides privacy between the two developments, habitat for nesting birds and encourages wildlife to visit the gardens for feeding. Retention of this hedgerow and trees encourages wildlife and enhances the biodiversity of the area. To do otherwise would be a retrograde action making the situation worse from the perspective of both developments It must be recognised that the approved plans relating to the Merlin Close development by Spitfire Property Group clearly show that the root line of the hedge on the southwest edge of the proposed Deerfields Farm development is in part on or within the Merlin Close development, particularly at the rear of Nos 1 and 3 Merlin Close. Indeed a condition of planning consent for Spitfire Property Group is that this boundary hedge (NE boundary from the Merlin Close perspective) must be retained. Any planning approval should include an equivalent and compatible condition that this boundary hedge is to be preserved and at the current height. In the proposed plans: Plans-Details of 10/12/19 "Tree constraints and masterplan assessment" (Ref: Groups C and D hedge) it appears that the hedge Group C is the existing 4 metre height hedge. However, Groups C and D overlap in the plan so it is not entirely clear as to what height is being referred to in the following statement on this plan: "Group C is similar in composition to other parts of the hedge on the western boundary but it has been managed at a lower height. This management could be continued for Group D at the expense of screening" This statement needs clarification as to the intended heights, in particular specifically what height is the "lower height" referring to. The existing 4 metre height of Group C must be maintained for the reasons stated above. 2. Traffic Congestion Volume of traffic and long queues are already an issue on the Oxford Road and it is often difficult to join the Oxford Road from the side turns that are not serviced by traffic lights. Further housing in this area will exacerbate this situation.

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Attachments