

From: Peter Hill
Sent: 10 September 2020 15:43
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: Comments re Planning ref. 20/01993/F

Planning reference: 20/01933/F

Location: Barn in OS parcel 0545 West of Withycombe Farm, Wigginton.

Erection of one residential building for multi-generational living and landscape enhancements and associated works.

Comments and objections:

This proposal seems to me a complete misuse of NPPF (2019), Section 79. Section 79 permits building only in stringently defined circumstances. In particular, the proposed building (which must be of 'exceptional quality', hard to see in this case) must 'significantly' (my emphasis) enhance its immediate setting.

But in this case the 'immediate setting' is a lovely piece of countryside, which will be harmed rather than enhanced by the proposed development. I myself (and many others) know this setting well from using the nearby public footpath, and my experience of the countryside will most certainly be damaged by the proposed development.

I can just imagine that a modest single-storey dwelling on the footprint of the existing barn, built in a style appropriate to local architecture and of sympathetic materials (Hornton stone) might be acceptable. But the enormous 'mansion' envisaged is wholly inappropriate, and in my view completely contravenes Section 79.

I would also ask those responsible to take account of what Section 79 calls 'the defining characteristic of the area'. Wigginton and the area that surrounds it are rural in character, and the village has no shops or other facilities, apart from a twice-weekly visit by a mobile Post Office van. The scale of the proposed dwelling, as well as the reference to 'multi-generational living', suggests a large number of people living in the house, with all the attendant car journeys to and fro across what are now peaceful fields in order to access shops, schools, health care, etc. I should that access would be on to a public road that is steep and narrow with trees and hedges that limit visibility.

In summary, I wish to object to the proposal as a most damaging intrusion into an extremely valuable landscape, and a proposal which contravenes the spirit and the letter of current planning law as enshrined in NPPF, Section 79.

Yours sincerely

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