

Comment for planning application 20/01933/F

Application Number	20/01933/F
Location	Barn In OS Parcel 0545 West Of Withycombe Farm Wigginton
Proposal	Erection of one residential dwelling for multi-generational living (para 79 house) and landscape enhancements and associated works
Case Officer	Matthew Chadwick
Organisation Name	Andrew Ward
Address	Buddleia Cottage, Street Through Wigginton, Wigginton, Banbury, OX15 4LD
Type of Comment	Objection
Type	neighbour
Comments	<p>We would object to the development for several reasons, detailed below: This type of development sets a precedent for anybody with sufficient financial backing (evident by the amount of pre planning documentation & the scale of the finished development) to cherry pick their desired plot, type and scale of development and essentially bulldoze their way through the planning laws by finding appropriate loopholes and negatives with their desired site. What stops the new owners of the top field (adjacent to the road) employing a similar approach, reputable architects, ecologists etc and building whatever they please on the top of the hill? The development does nothing to enhance the beautiful woodland setting, home to countless varieties of wildlife set in the middle of farmed land (all four side of the woodland border currently farmed land) on the edge of this category C village. It is not in keeping with the local architecture be that in style or choice of material, nor does it compliment the existing modest barn to which the planning and sale of the land was originally sold with. The various reports set a bias that the land is currently is a poor state of upkeep and that the fields are damp and flooded. The idea that the development of essentially three houses cleverly disguised into a multi-generational living quarter enhances this is ridiculous. In my opinion, the fields are damp for several reasons:</p> <ul style="list-style-type: none">o The newly installed plastic drainage to towards the end of the hardcore track has failed and is collapsed internally. (this did not overflow before the track was installed)o The last 200m or so of the newly installed hardcore roadway hinders any surface runoff into the ditches as it acts like a damn between the fields and the ditches/ stream. (this did not overflow before the track was installed)o The smaller plastic drainage installed across the roadway where the track turns at the bottom the hill is insufficient in its diameter. (this did not overflow before the track was installed)o The drainage/ overflow from the existing lake is blocked with debris and functions poorlyo The ditch that crosses the trackway behind the existing barn near to where the farmer has a right of way (separating the water runoff to the NE & W of the site) is not maintained so all the water runoff from the lake follows one exit which cannot cope and therefore results in flooding.o The already cleared section of woodland by the tin shepherds hut has not been cleared sufficiently and therefore the remaining debris blocks the water exiting the lake near the pontoon and running down towards the existing barn.o The natural topography of the land which is one of the lowest points in the area and a runoff to the river Swereo I would think all of the above are already know to the council who, with due diligence; will have visited the site of such a contentious development at various times of the year? Surely a better approach to maintain this beautiful area would be to develop the existing barn (where planning is granted) and put in stipulation that the ditches/ streams and woodland is managed sufficiently by the new owners. So that the next generations can continue to enjoy this area which is crossed by a public footpath. The visual impact of this development will also be great, the black tarmac roadway of several hundred meters across greenfield, the light pollution from the dwelling and the inevitable marker lights set into the roadway. Not to mention the clearing of many trees, disturbance during the construction stages and the end result of having a colossal new dwelling in a site currently unpopulated.
Received Date	12/09/2020 10:17:44
Attachments	