

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	Raymond Fazey
Address	7 Oxhey Rise, Wigginton, Banbury, OX15 4JY
Type of Comment	Objection
Type	neighbour
Comments	<p>NPPF section 79/e e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. -----</p> <p>----- I struggle to believe that this major development would help to raise standards of design in this already satiated area of buildings that already fulfil this criteria, let alone being sensitive to the defining characteristics of the local area, being that it is of a scale and design not in keeping with this area at all. The scale and extent of this proposed major development (80+ metres in overall length with a height in parts of 9 metres) will have a detrimental effect on the natural beauty of the valley and its views across the countryside surrounding the Wigginton conservation area. The Wigginton conservation area appraisal (August 2017) states that, "views into, out of and within the Conservation Area are essential to the special quality of the place. Their protection and enhancement will be an important consideration in the determination of any proposed development". Government guidelines on light pollution state:- "Is a proposal likely to have a significant impact on a protected site or species? This could be a particular concern where forms of artificial light with a potentially high impact on wildlife and ecosystems (e.g. white or ultraviolet light) are being proposed close to protected sites, sensitive wildlife receptors or areas, including where the light is likely to shine on water where bats feed." "Does the proposed development include smooth, reflective building materials, including large horizontal expanses of glass, particularly near water bodies? (As it may change natural light, creating polarised light pollution that can affect wildlife behaviour.)" Light pollution from this major development; Wigginton and its surrounding area is to be considered an area of "Dark Sky" or an intrinsically dark landscape and nature conservation, were new lighting would be conspicuously out of keeping. As stated in government guidance. This proposed major development (80+ metres in overall length with a height in parts of 9 metres) is likely to have significant impact on protected species e.g. bats and deer. Both species feed at the pond especially during the summer months where all other natural resources have dried out. Wigginton is already suffering from light pollution from the relatively new builds on the Hook Norton to Milcombe road and the South Newington to Wigginton road which overlook the Swere Valley on the easterly side. These buildings are emitting a considerable amount of light over the Swere valley with one of the buildings in particular, South View Farm, leaving its long entrance drive lights on all night making it look, from far and wide, like an aircraft landing strip. This major build proposal is suggesting it to be of one dwelling when it is clearly three. (2x semi-detached and 1 detached, though connected by a walkway much like a multi-dwelling building such as high rise.) The utter disruption and destruction of this tranquil oasis, over a long period of landscaping, restructuring and building will result in eventual loss or deterioration of this habitat of which clearly out ways the use of this area as residential dwellings of particularly grand scale. Wigginton is now almost completely surrounded by these major developments and is in great danger of losing its natural beauty, tranquillity and dark skies.</p>
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Attachments	