

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.

We would like to raise the following objections to the proposed development.

We understand that the NPPF (2019) states that the development of isolated houses in the countryside should be avoided, unless three conditions are fulfilled.

The current proposal fails on all three criteria.

- 1) Design is required to be of 'exceptional quality'. This is, of course, a matter of opinion but surely sensitivity to the local tradition needs to be taken into account. This proposal is not sympathetic to the local architecture which is of agricultural buildings and small cottages. The plans also suggest not one but three dwellings and therefore this could not be considered to be an isolated house. Please see comments below.
- 2) Any new building should 'significantly enhance its immediate setting'. There is a footpath close to this development which passes through some of the most beautiful parts of the Swere Valley. This is an area where wildlife has flourished over the years we have lived in this village with an expansion of red kites, buzzards, herons, skylarks and until high metal fencing was erected around the small stone barn on the development site, barn owls. The previous owner kept the lake area private and thus it acted as a haven for wildlife which would surely be disrupted by the proposed development. Already the enjoyment of this area of natural beauty and biodiversity has been blighted by the installation of a rough stone track composed of large yellowish unsightly rubble along the fieldside through which the footpath runs. Any further development of the vehicular access would only worsen what is already an eyesore and be totally out of keeping with the natural grass tracks which run across these fields.
- 3) The proposed building and development also fails on the third criterion, which demands sensitivity to 'the defining characteristic of the local area'. Wigginton is an attractive little village with cottages and farm buildings in the local dark honey coloured iron stone. The scale of the proposed property is extremely large and out of keeping with the more modest dimensions of the village houses, as is the proposed materials. The proposed development is therefore not at all sensitive to the characteristics of the local area and would not be in keeping with Wigginton and its surrounding area are which have been designated as rural in character in a recent Report by Cherwell District Council.

In addition.

We have concerns that access to develop the site would be difficult as large vehicles would have to turn into the site from a narrow but extremely busy road and make their way through a standard field gate which presumably would have to be widened. Large vehicles would also

exacerbate damage to the already poorly maintained road margins and worsen potholes which occur along this road and require frequent repair. We have concerns for both road safety and nuisance to road users who use this as an important link road between the local villages and the A361.

Your sincerely

Tim and Julie Heath
Rosemary Cottage
Mill Lane
Wigginton OX 15 4 JU