

HIGH ACRES FARM  
GREAT BOURTON  
BANBURY  
OXON OX17 1RL  
[REDACTED]



22<sup>nd</sup> August 2020

Public Protection & Development Management  
Bodicote House  
Bodicote  
BANBURY  
Oxon OX15 4AA

Dear Sir/Madam

Re: Application 20/02060/F  
CHANGE TO USE OF LAND TO MIXED USE FOR THE KEEPING OF  
HORSES (EXISTING) AND AS A RESIDENTIAL CARAVAN SITE FOR  
4 GYPSY FAMILIES, EACH WITH TWO CARAVANS (INCLUDING NO  
MORE THAN FOUR STATIC CARAVANS/MOBILE HOMES),  
TOGETHER WITH THE LAYING OF HARDCORE.

I herewith register my objections to the above Planning Application.

The site lies between the villages of Great Bourton and Cropredy and is deemed by the Cherwell District Council Local Plan/Government Advice as “An area of High Landscape Value”.

Permission for a previous application on nearby land (14/01388/F) for timber Stables had conditions including:

A Landscaping/Screening scheme – To protect the visual amenities of the area

No external lighting/floodlights to be erected – To safeguard the visual amenities of the area in accordance with the CDC Local Plan/Government Advice.

Permission on land adjacent to the application site (15/01587/F) for stables staff/rest room in connection with a Horse Foaling business had conditions attached including:

No development to take place until a Landscaping/Screening scheme has been approved in writing by CDC. This was partly to protect the vista looking down from the village of Great Bourton. The building was completed but five years later the scheme has still not been implemented and has never been followed up by CDC!

No external lighting/floodlights to be erected – To safeguard the visual amenities of the area in accordance with the CDC Local Plan/Government advice.

The application does not give any specifications as to the proposed Sewage Disposal Plant. Any overflow or leak from a sewage system would have only one course to take which is into a ditch that joins Sow Burge brook that runs through the grounds of Cropredy Primary School and eventually into the Oxford Canal.

The site is subject to flooding (photographic evidence available) and water lies on the site throughout the winter. The site has already previously had 100's of tonnes of builder's waste tipped on it for hard standings and the construction of the large building on the adjacent site (now in the same ownership) has damaged a drainage system put in in the 1960's and has also destroyed the natural drainage channels of the former ridge and furrows. This has compromised the land drainage on nearby land and causes bad flooding as the water cannot now drain away. Any further hardcore for hard standings will only exacerbate the situation and should not be allowed.

The Agents letter and site plans fail to give indication to the fact that the site has a Public Right of Way running diagonally across it! There are already problems where a dog is running loose on the site that has challenged several members of the public when using the path. This has been reported to the Local Authorities. The occupants of the type of caravans/static homes in this proposal very often have dogs running loose and this would no doubt intimidate people and compromise their safety. It would not be in the interest of public safety to allow the potential of this to arise.

It is noted that the Oxfordshire County Council has put forward an Objection to the application as the plans would obstruct the Public Right of Way from Little Bourton to Cropredy and this objection should be seriously taken into account by CDC Planning Officers when determining this application.

The application states that the site cannot be seen from a road or public area but it is visible from the road and footpath from Great Bourton to Cropredy and the Right of Way from Little Bourton to Cropredy that crosses the site. The site is also very exposed and prominent when looking down from the village of Great Bourton. Bearing in mind a planting scheme to protect this was put as a condition on the adjacent site, the building was completed but five years on the planting has still not been done and has never been enforced by CDC. This does not give the public any confidence that breaches of conditions on any applications that occur would be addressed by the Planning Authority.

This site should not be considered as suitable for a residential caravan site for the reasons above.

Rosemary Cannon (Mrs)