

CDC

26 AUG 2020

POST ROOM

HIGH ACRES FARM  
GREAT BOURTON  
BANBURY  
OXON OX17 1RL

25th August 2020

Development Management  
Cherwell District Council  
Bodicote House  
BODICOTE  
BANBURY  
OX15 4AA

Dear Sir/Madam

RE: APPLICATION 20/02060/F  
PROPOSED GYPSY CARAVAN SITE  
MAIN STREET GREAT BOURTON

Many Great Bourton residents have a panoramic view of this site and the enclosed photographs will show that much of the field, including the application site, is waterlogged in winter and entirely unsuitable for residential use and the installation of sewage treatment works. In approved applications on adjacent sites for stables conditions were that no external lighting/floodlights were to be introduced and this point should also be taken into consideration

Before the present owner acquired the site hundreds of tonnes of builders waste was tipped on the land delivered by lorries hired from the waste disposal industry. This was fly tipping on an extreme scale and yet when the planning department were told they just ignored this. Our forebears were no fools and laid out the ridge and furrows so that surface water was directed to the ditch at the bottom of the application site. The large infill of waste has intercepted this causing flooding on adjacent land and the application site.

#### SEWAGE

I was involved with land drainage, installing around 100 miles of farm land drainage schemes annually. It is proposed to treat to sewage on site and also put in soakaways but this will never work on such low lying impermeable land and it would be inevitable that foul water would flow through the grounds of Cropredy School and into the canal. This should never be approved when it could put the health of young children and others at risk.

#### FOOTPATH 8

The agent claims that the proposal is not overlooked by rights of way and yet the footpath from Little Bourton to Cropredy goes diagonally through the site! There have already been problems with dogs on this site challenging walkers and this has been reported to both the Parish Council and the CDC Dog Warden.

The land is designated in the CDC Local Plan as being an area of High Landscape Value and is very visible from the village of Great Bourton. It is far too wet for a Sewage Treatment Plant and any Residential use and if even more hardcore is installed to raise the level of the site it

will be detrimental to adjoining land owned by others including the Parish Charity Poor Land because through displacement they would be more at risk of becoming flooded.  
I believe that if approved this application would be the thin end of the wedge and would lead to an ever increasing caravan development.

Because of the visual impact in the open countryside, the increased risk of flooding on neighbour's and Parish land, the public right of way crossing the site, the health risks involved with on site sewage treatment and the probability of external lighting this application should be refused.

B P CANNON

Encls:

cc. Cllr George Reynolds  
Cllr Phil Chapman.  
Bourtono Parish Council  
D. Cherry - Cropredy Parish Council



**THIS IS THE VIEW OF THE PROPOSED SITE TAKEN FROM GREAT BOURTON VILLAGE. THE PROPOSAL WILL VERY MUCH DETRACT FROM THE PLEASANT VISTA INTO THE OPEN COUNTRYSIDE IN AN AREA OF HIGH LANDSCAPE VALUE**



**FLOODING TO THE ADJACENT LAND ABOVE (OWNED BY OTHER LANDOWNERS) CAUSED BY THE LAYING OF VAST AMOUNTS OF BUILDERS WASTE AND THE BUILDING ON THE Paddock SITE CREATING A DAM TO WHAT WAS PREVIOUSLY FREE DRAINING OF THIS LAND TO THE DITCH AT THE BOTTOM OF APPLICATION SITE. PRIOR TO PERMISSION FOR THE PROPOSED DEVELOPMENT ON THE Paddock SITE I SPOKE TO THE CASE OFFICER WITH MY CONCERNS THAT THIS DEVELOPMENT WOULD CAUSE DRAINAGE PROBLEMS TO THE NEIGHBOUR'S LAND ABOVE. HE DISMISSED MY CONCERNS AND RECOMMENDED APPROVAL – AND THIS IS THE RESULT!**







**THIS IS THE WATERLOGGED SITE WHICH IS A QUAGMIRE FOR MOST OF THE WINTER AND IS ENTIRELY UNSUITABLE FOR ANY RESIDENTIAL USE. A PUBLIC RIGHT OF WAY GOES DIAGONALLY THROUGH IT**



**FOOTPATH STILE LEADING INTO THE PROPOSED SITE. THE DOG IS CHALLENGING A MEMBER OF THE PUBLIC WHO FELT UNSAFE AND HAD TO TURN BACK. A DOG FROM THIS SITE WAS FOUND EATING ONE OF THE GEESE**



**THIS IS ANOTHER NEIGHBOUR'S LAND IMMEDIATELY ADJACENT TO THE PROPOSED SITE AND DEMONSTRATES JUST HOW WET THIS AREA BECOMES IN WINTER. IF HARDWARE IS ADDED TO BUILD UP THE HEIGHT OF THE PROPOSED RESIDENTIAL SITE IT WILL INCREASE FLOODING TO NEIGHBOUR'S LAND AND ALSO BOURTONS PARISH CHARITY POORS LAND THE RENTAL INCOME FROM WHICH BENEFITS THE PARISH**