

Comment for planning application 20/02060/F

Application Number	20/02060/F
Location	The Stables Main Street Great Bourton Cropredy OX17 1QU
Proposal	Change of use of land to a mixed use for the keeping of horses (existing) and as a residential caravan site for 4no gypsy families. Each with two caravans (including no more than 4no static caravans / mobile homes) together with the laying of hardcore.
Case Officer	Bob Neville
Organisation	
Name	Tim Shardlow
Address	Edge House,63 Station Road,Cropredy,Banbury,OX17 1PT
Type of Comment	Objection
Type	neighbour
Comments	<p>We object principally on the following points: 1. The effect of winter flooding leading to sewage over flow and run off The site floods in winter and the soils are impermeable. Over flow from a sewage treatment facility is therefore a distinct possibility. This will result in pollution of the surface water that flows downhill along the edge of Station road, under the railway line and School lane. The watercourse then flows through the front garden of School House and then through the grounds of Cropredy School into the Great Bourton Brook, a main river tributary of the River Cherwell. It then flows between the edge of the school grounds and the gardens of residential properties in the village, and along the boundary of the School playing fields. If sewage overflow /runoff should occur there would be a serious health risk to both the proposed occupants of the caravan site and also to the children in the primary school and residents of the village. The Great Bouton Brook is under the overall control of the Environment Agency. The school has suffered from serious flooding several times over the last 20 years, however minor flooding in the area around the proposed caravan site occurs most years. This emphasizes the fact that this will not be a transient problem that results, but one that has the potential for long term consequences to health and so the development should not be permitted. 2. Proposed laying of hard -core and effect on the flood risk for the adjacent flood zone It is stated in the proposed plans that the development site is in a flood zone 1 area. However, run off from the site and adjacent fields flows into an area mapped as flood zone 2, within which the School and playing field are located. As noted above, the School has flooded several times in recent years. We believe that the extra run off that will result from the hardstanding, will increase the potential for the School to flood especially during times of heavy rainfall. In addition it should be noted that at times of heavy rain, the road under the railway bridge often becomes impassable to traffic and to emergency vehicles. This occurred as recently as February 2020. Any development should not be allowed to increase the flood risk and therefore should not be permitted. 3. Impact on an area of high landscape value The area has been described by Cherwell District Council as being one of high landscape value. The proposed area for development is agricultural/pasture land and is highly visible, especially from the higher ground surrounding it. Tree planting is shown on the proposed site plan. However, due to the topography the potential screening benefit likely to result from any tree planting is therefore very low, and would be of very limited benefit for many years to come. The siting of static caravans would seriously affect and destroy the visual amenity of the area. Surely this site is not suitable for any form of residential use.</p>
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Attachments	