

## MR & MRS DAMEN

Honeysuckle Cottage, The Green, Great Bourton  
Banbury, OXON, OX17 1QH

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

15 Sep 20

Dear Sir/Madam,

**PLANNING APPLICATION 20/02060/F**  
**THE STABLES, MAIN ST, GREAT BOURTON, OX17 1QU**

1. This letter sets out our objections and comments on the proposed ‘change of use of land to a mixed use for the keeping of horses (existing) and as a residential caravan site for four Gypsy families. Each with two caravans (including no more than four static caravans/mobile homes) together with the laying of hard core’.
2. **Harm to the natural environment.** The covering letter from Philip Brown Associates Ltd states that ‘Traveller sites have a number of characteristic features which, depending on the particular setting, can be atypical in the countryside, such as caravans, hardstandings, utility buildings, residential paraphernalia and lighting. As a result, some degree of visual impact must be accepted and, if an adequate supply of gypsy sites is to be provided, some degree of visual harm must be acceptable. The test for countryside harm must be whether the development causes unacceptable harm which cannot be made acceptable with additional landscaping.’ In this location, it would be difficult to assimilate the site into the surroundings as it is at the bottom of a hill, which is overlooked from Great Bourton and visible from local footpaths. It would transform a rural landscape into a developed, residential area. Therefore, it is believed that this would result in unacceptable harm.
3. **Use of the land.** The covering letter states that ‘The proposed development would utilize previously developed land, which already contains non-agricultural buildings and fixed-surface infrastructure’. The buildings currently permitted on this land are a livestock and hay store building and stable facility, which has not been granted residential status. Section 17 of the planning application is applying for 4 Residential Units. There is concern that these residential units would be in open countryside, outside the residential curtilage of the village.
4. **Risk of Flooding.** The covering letter from Philip Brown Associates Ltd states that ‘the proposed site is designated as Flood Zone 1 and is therefore not at risk from flooding’. However, the flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood. These flood zones don't always take into account all the rivers in an area, and don't take into account

blocked drains or very heavy rainfall etc. It is a known fact locally that flooding does take place at this site. This has been emphasised in other submissions from residents and both Bourtons and Cropredy Parish Councils.

5. **Waste Disposal.** In Section 7 of the planning application, Waste Storage and Collection, the plans do not incorporate areas to store and aid the collection of waste and arrangements have not been made for the separate storage and collection of recyclable waste. There is concern that this does not seem to correspond with Cherwell District Councils policy on recycling where possible.
6. **Light Pollution.** There is concern about light pollution, as the area is outside the street lighting scheme. The lighting required at night by the site residents would adversely affect views of the night sky and be seen from Great Bourton and other locations in the area.
7. **Landscape.** This development is within an area of High Landscape Value. It would adversely affect views of the countryside on the edge of the village, on passing by on the Great Bourton – Cropredy Road, the footpath crossing the site and from neighbouring footpaths. The proposed development would be built outside the current village envelope on the edge of a Category 2 village where new residential development should be restricted to conversions and infilling within the village.
8. **Obstruction of a Public Footpath.** The site would obstruct the Public Right of Way on the footpath between Little Bourton and Cropredy, which currently gives walkers access to and from the road. Footpath 8 diagonally crosses the site, although this is not shown on the map used for this application. The positioning of caravans, vehicles and associated paraphernalia as part of the transition to a residential site would make this part of the footpath difficult to negotiate and walk through.
9. **Conclusion.** We object to this planning application as residential development should not take place on this site due to:
  - a. The adverse impact on the surrounding landscape (An Area of High Landscape Value).
  - b. Creating Residential units in open countryside, outside the residential curtilage of the village.
  - c. Issues with Flooding and Drainage.
  - d. Inadequate arrangements for Waste Disposal.
  - e. The impact at night from Light Pollution.
  - f. Obstruction of a Public Right of Way.

Signed,

Margaret Damen

Martin Damen