

Comment for planning application 21/00477/F

Application Number	21/00477/F
Location	The Pheasant Pluckers Inn Burdrop OX15 5RQ
Proposal	Erection of an agricultural barn store (re-submission of 20/03347/F)
Case Officer	George Smith
Organisation Name	Seely
Address	Home Farm, Backside Lane, Sibford Gower, Banbury, OX15 5RS
Type of Comment	Objection
Type	neighbour
Comments	<p>We wish to object to the proposed erection of an agricultural building on the site below the property known as Blaze Inn Saddles on the following grounds: The District Council previously refused a similar application to erect an agricultural barn on a neighbouring site: planning ref 16/02116/F Protected species: considerable ground, tree and hedgerow clearing and burning has already taken place in advance of the application. This grassland, comprising water course, hedgerows and ditches, inevitably hosts many of the following species, several of which are protected: breeding birds, natterjack toads, protected plants, bats, great crested newts, badgers, dormice, reptiles, invertebrates, fish, water voles. Conservation: Any objections to this development are wholly in line with historical local resistance to development in this conservation area, agricultural or otherwise. The community vigorously resisted attempts to develop a section of the same conservation area in 2015, with the local Town Estates Charity purchasing the land directly adjacent to this site in order to protect it from development and retain it as open land in perpetuity. Conservation: The proposed building will be sited in the middle of the conservation area previously identified by the Council's Conservation Area Appraisal as of significance and "an integral part of the conservation area and is included within the boundary as it has significance in its own right and not just as a setting for settlements." and, "The openness of the valley has not as yet been compromised and in the interest of maintaining the character and appearance of the valley" any further infill "should be resisted". Access safety: the proposed access to the site is located within a 60mph speed zone, crossing the only pedestrian pavement - and with no dropped kerb - on a narrow section of a steep hill, rendering the ingress and exit of vehicles (agricultural or otherwise) dangerous. Spring water ownership: the Sibfords are built on the site of many rising springs, most of which appear only when the water table is at its highest. The new spring will dry up once the water table drops. The source of this spring is likely to be either the Holywell spring on land adjacent to the site, owned by Trinity College, Oxford and/or the Town Estates Charity. Presumably use and ensuing commercial benefits of water bottling would have to be agreed, permitted, and shared with the owners of the source.</p>
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Attachments	