

Comment for planning application 21/00500/OUT

Application Number	21/00500/OUT
Location	Land North Of Railway House Station Road Hook Norton
Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
Case Officer	Wayne Campbell
Organisation Name	Andrew Tarpey
Address	2 The Grange, Hook Norton, Banbury, OX15 5QZ
Type of Comment	Comment
Type	neighbour
Comments	<p>Thank you for the letter informing me of the planning consultation for the proposed development of 43 new homes north of Station Road, Hook Norton. I would like to submit the following comments. Referring to the Cherwell Local Plan 2011 - 2031, adopted on 20 July 2015, Hook Norton is a Category A village suitable for "minor development" (para C.260). According to your published "Residential Completions & Permissions at 31/03/2020 (net) (updated 15/07/2020)", from 2011 to 31 March 2020 Hook Norton had a total increase of 163 completed dwellings, or just over 5% of the total from all the villages in the district (3042 homes). This does not feel like minor development to me. The Hook Norton Neighbourhood Plan 2014-2031, which was made part of the development plan for the area by Cherwell District Council on 19 October 2015, contains Policy HN-H1: "To maintain a sustainable community, proposals for up to 20 dwellings may be permitted where this does not result in more than 20 dwellings being built in any one location at any time, taking into account any extant permissions." I do not understand why a development which breaches your own policy is even being considered, especially with a number of homes still unsold on the Scholars' Gate development elsewhere in the village. I would also observe that a traffic survey conducted when the UK was only just starting to come out of a national lockdown (25-31 July 2020) cannot be considered a reliable indicator of typical traffic volumes or speeds. However it is grimly predictable that permission will be granted irrespective of local concerns and non-compliance with Cherwell's own policies, so assuming the houses are built, I would like to make the following suggestions: 1) to reduce barriers around switching to greener forms of personal transport, and aligning with the banning of cars with internal combustion engines from 2030, every house must be fitted with an Electric Vehicle charging point at the household's designated parking space(s), capable of supplying at least 7 kW of power. 2) given the rapid adoption of home working by people over the past year, a situation which will endure long after the pandemic fades, every house must be equipped with fibre broadband to the premises, not just to the cabinet, as is the case today. 3) as implied in para 2.6.2 of the Transport Statement, an improvement to the bus stop (on Station Road, opposite the junction with Austins Way) may be made. I very much hope it will, and propose a small shelter made from local ironstone, or at the very least a shelter which affords protection from the rain. I hope these comments will be considered by the planning committee. With kind regards Andrew Tarpey</p>
Received Date	14/03/2021 21:52:22
Attachments	