

Wayne Campbell

From: Allen Bruton [REDACTED]
Sent: 11 March 2021 12:40
To: Wayne Campbell
Subject: PLANNING APPLICATION REF. 21/00500 STATION ROAD, HOOK NORTON

Dear Sirs,

I wish to register my objection to this application which seeks to build on a totally inappropriate greenfield site outside the built up village. It is noted that the applicant seeks to compare this with development at The Grange but fails to acknowledge that was a brownfield site and hence faced little local opposition. This application conflicts with both the Cherwell Local and Hook Norton Neighbourhood Plans.

The Cherwell Plan directs development to the major towns but also allocates 750 dwellings to Category A Villages in the period 2014- 2031 thereby recognising the need for growth whilst seeking to protect rural villages from over development. It should be noted that recent major developments in Hook Norton at the The Grange (39 dwellings) and Bourne Lane (70 dwellings) do not count towards the 750 allocation having been approved prior to 31st March 2014. However the Cherwell Annual Monitoring Report 2020 advises that as of 31st March 2020 in Category A Villages 608 dwellings had been completed or under construction, 343 had planning permission but not commenced and 60 with resolution to approve. The figure of 60 includes the 12 Hook Norton Community Housing Project which enjoys massive support from the village.

Hook Norton Neighbourhood Plan which is entitled to carry considerable weight in determining planning applications states that future developments should number no more than 20 dwellings on one site, not unreasonable when the village has seen developments of 39, 70, and 53 dwellings in the last few years. With the Category A Villages allocation on course to be exceeded well before 2031 there is absolutely no need to approve this speculative application for development on an unsuitable greenfield site.

Thanking you in anticipation of your attention and consideration,

Allen Bruton
3, Rectory Road,
Hook Norton
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