

# Comment for planning application 21/00500/OUT

<b>Application Number</b>	21/00500/OUT
<b>Location</b>	Land North Of Railway House Station Road Hook Norton
<b>Proposal</b>	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond
<b>Case Officer</b>	Wayne Campbell
<b>Organisation Name</b>	Adrian Shields
<b>Address</b>	22 Ironstone Hollow, Hook Norton, Banbury, OX15 5NA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We wish to raise the following concerns regarding the planning proposal 21/00500/OUT. Firstly, as noted by many other residents, Hook Norton is a Category A village suitable for "minor developments" (Cherwell Local Plan 2011 - 2031). Between 2011 and 2020, the village has seen the development of over 150 new dwellings. By March 2020, Category A villages within the district have already seen the completion of 608 dwellings with a further 343 having planning permission but not commenced and 60 with resolutions to resolve. The justification for further construction, specifically in Hook Norton, is not clear from the proposals. Furthermore, the proposed development appears in contradiction to policy NH-H1, contained within the 2015 Hook Norton Neighbour Development plan with respect to the number of proposed new homes to be built.</p> <p>1. Transport and amenities The medium-term impact of existing developments within the village has not been adequately assessed, prior to consideration of the potential impact of this new development. For example, the transport survey has extrapolated data from the 2011 national census (now 10 years out of date). Given the scale of development that has occurred in the village since 2011, this extrapolation unlikely to be a valid reflection of what is occurring in the village. Furthermore, the data that has been acquired regarding traffic passing the proposed site entry, was collected in July 2020 during a time of national COVID-19 restrictions. This is unlikely to be representative of the volume of traffic entering and leaving the village as lockdown restrictions are eased during 2021 onwards. We echo the concerns of other residents with respect to increased levels of traffic already observed within the village itself, its impact on the roads and the potential impact of further traffic arising from the construction of new dwellings. Of note, although the transport survey provides an extensive narrative of the public transport serving the village, it is striking that the data suggests only 4% of journeys are currently made by public transport. Similar concerns can be raised with respect to potential impact on education and health care provision within the village. What is the capacity of local schools and health care providers to accommodate increases in the local population? Is further growth within Hook Norton sustainable?</p> <p>2. Energy requirements of new homes As there is no mains gas within the village, new dwellings will presumably have oil fired central heating. The demand for heating oil in the village has already risen considerable over the past 10 years. How does the construction of new homes that require heating oil lie within wider sustainable energy strategies locally, regionally and nationally? Given fuel oil is one of the more expensive means of heating homes, how does this impact equitable access to affordable new housing stock now and in the future?</p> <p>3. Air and noise pollution Within the documents provided, we were unable to find any consideration of the potential impact of increased air and noise pollution caused by directly by the proposed construction or the heavy plant that will be necessary to travel through the village during the construction of the proposed dwellings. Inevitably, the process will increase PM10 particulate matter and aeroallergen concentrations. This is of particular relevance to residents, including members of our household, who live directly bordering the site and suffer from existing respiratory conditions - e.g. severe atopic asthma.</p> <p>4. Ecology Other residents have raised concerns regarding the impact on local wildlife an ecology. We echo these concerns. We note the obvious contradiction in paragraph 3.5.1 of the ecological survey: "Ecological surveys are limited by factors that affect the presence of plants and animals, such as the time of year, weather, migration patterns and behaviour. The initial survey was undertaken in April and is a not considered a limitation of this assessment" No evidence is provided as to why the authors of this report do not consider the sampling bias arising from their employed methodology as a significant limitation. Even within the scope of the sampling within their survey the authors identify: - "multiple" records of bird species listed on Birds of Conservation Concern Red List including Yellowhammer Emberiza citrinella,</p>

Song Thrush *Turdus philomelos* and Skylark *Alauda arvensis*. A full list of species is not provided. The report also raises concerns regarding foraging environments for bat species, dormice and hedgehogs. Residents have also raised concerns regarding the potential impact on other species not mentioned in the report (e.g. barn owls) that may not have been observed due to the nocturnal nature of the species and the limitations of the employed methodology. Furthermore, has due consideration been given to the disruption created to the wider ecological habitat caused by the process of construction. Although mitigation measures have been recommended to limit, but not prevent, ecological damage to the site itself, no evidence has been provided that ecological damage from the proposed construction is restricted to the site itself and does not extend to the wider natural environment. Finally, we wish to express our concern regarding paragraph 3.15, of the Planning Statement (p8): "All too often it is those who have no issue with their own housing provision, that seek to resist further housing delivery. They do not seek to assist people on the housing latter [sic], they wish to 'pull the ladder up' to frustrate others from gaining their new homes, on the alleged basis the proposed development will diminish the amenities they currently enjoy." It is disappointing that Frampton Town Planning Ltd and Greystokes Ltd conflate concerns raised by existing residents of Hook Norton regarding the nature, delivery and sustainability of new housing developments with an unfounded claim that motivation for such concerns is the desire to "frustrate" others gaining access to homes. Regards, Adrian Shields

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**Attachments**