

To: Cherwell District Council – Planning Dept

From Yew Tree Cottage, Hook Norton, OX15 5ND

26 March 2021

Planning application 21/00500/OUT – Land N. of Station Rd. Hook Norton

## **OBJECTION**

Dear Sir/Madam

I am a resident of Hook Norton, with long term knowledge of the village, and a regular user of Public Rights of Way in the area. I OBJECT to the proposal and list below the key reasons:

1. This application is clearly an opportunistic submission based entirely on the assumed shortfall in housing land supply by CDC.
2. The site has not been allocated either through the Local or Neighbourhood Plan, and the proposed development is contrary to plan policies.
3. The site encroaches into open countryside
4. The application is in Outline but seeks approval for access. However, there is limited information supplied and fundamental questions regarding access and highway safety are not addressed, including:
  - how would the access be formed in a location where there is a steep drop from road to site level – only a simple plan is provided - no sections or detail showing how the construction would require land take in order to deal with the slope
  - what effect would the proposed access have on trees and field boundary vegetation – it appears that both would be severely adversely affected by the creation of the road and by forming the proposed visibility splay
  - safety of vehicles accessing and egressing together, and with cumulative effects in relation to usage of Station Road and proximity to other accesses nearby – it appears from the swept path that vehicles would have to cross to the opposite side of the road
5. The Transport Assessment is based on data collected in a school holiday period which is not representative
6. The application documents on the website lack key documents required by CDC's validation list, including:
  - Tree survey/arboricultural assessment
  - Statement of Community Involvement
  - PRoW statement
7. The DAS landscape analysis (Fig 3) fails to recognise the close views which are available of the site from Station Road and the PROW which runs along the northern site boundary.
8. The DAS landscape analysis (Fig 3) also appears to identify as an "opportunity" something which is simply a necessity of the scheme – the new access. A new access is required because the site cannot otherwise be used – the existing field access is outside of the site.

9. The labelling of the new access in DAS Fig 3 as something which would “maintain a rural character village gateway” therefore appears, at best, as somewhat meaningless jargon, and at worst, highly misleading
10. The photographs included in DAS and LVIA – and hence the basis of site assessment - are all taken at a time when vegetation is in full leaf and no account appears to have been taken of the very different circumstances pertaining to the other half of a year
11. Even from the photographs taken in full leaf, it is evident that there are clear views through existing vegetation along Station Road, and an entirely open boundary alongside the PRoW to the north
12. No account is taken of the visibility of the site following development, which will be very different than the existing, in particular:
  - the access clearly requires removal of trees and shrubs
  - no montages are provided
13. The site is visible from Station Road, with views across towards the ridge and Council Hill beyond. This open view, which is important to the local character and setting of Hook Norton, would be lost by the development
14. The proposal would adversely impact the PRoW which runs immediately north of the site
15. There are unexplained redactions within the ecological report
16. The scale of proposed development is contrary to Hook Norton Neighbourhood Plan which clearly seeks to manage growth in a balanced way

Yours faithfully

Julia Edwards