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working locally and nationally to protect  
and enhance a beautiful, thriving  
countryside for everyone to value and enjoy

29<sup>th</sup> March 2021

Planning Department (Attention: Wayne Campbell)  
Cherwell District Council  
BANBURY  
OX15 4AA

Dear Mr Campbell

**Application 21/00500/OUT - 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**

CPRE Oxfordshire **objects** to planning application **21/00050/OUT** for the building of up to 43 new homes on land north of Railway House, Station Road, Hook Norton.

CPRE Oxfordshire considers the key issues relevant to this application are:

**1. Need**

Hook Norton is a Category A village in the Cherwell Local Plan 2011-31. The requirement in the Plan for 750 new homes across all Category A villages has already been more than met in less than half the Plan term. Hook Norton has contributed more than its fair share to this requirement with 107 homes at Bourne Lane, The Grange and Scholars Gate. **Therefore this development is not required.**

**2. Landscape**

This proposed development is in a greenfield location **outside** the village envelope on the eastern edge of the village where the majority of recent house development has already taken place. In no way can it be described as infilling and with 43 homes it well exceeds the Local Plan's criteria of clusters in villages of no more than between 10 and 20 new homes. **Therefore this site does not comply with the policy and will result in further loss of agricultural land.**

**3. Transport**

Hook Norton is situated in a relatively isolate location and is not served by any classified roads. All the very recent development which has taken place has

cumulatively impacted traffic and parking levels whilst the village road network has remained unchanged. A village does not and should not have urban style roads: the narrowness and bends are part of the rural character. Unless travelling from the site towards Banbury, all additional vehicles will have to pass **through** the village when heading in the direction of Chipping Norton or Oxford.

#### **4. Sustainability and Utilities**

In recent years all the new development has outgrown the capacity of the electrical supply, water supply and sewerage facilities. As a result this further development is unsustainable and will further exacerbate the situation.

#### **5. Summary**

**In addition to the points made above, this proposal is not included in the Hook Norton Neighbourhood Plan and nor does it comply with the letter or spirit of the Plan. It should be remembered that this Plan was adopted in 2015 following a resounding majority in favour in the village referendum. Now is the time for the Council Planning Committee to demonstrate its support for the wishes of the residents of Hook Norton by refusing this application.**

#### **6. Conclusion**

We fully support the very detailed representations submitted by Hook Norton Parish Council along with its desire that the application should be determined by the Planning Committee.

Yours sincerely,

A solid black rectangular box used to redact the signature of Clive Hunt.

CLIVE HUNT  
Cherwell District, CPRE Oxfordshire