

Comment for planning application 21/00922/OUT

Application Number	21/00922/OUT
Location	Land West Of Foxden Way Great Bourton OX17 1QY
Proposal	OUTLINE Planning Application for up to 9 entry-level affordable houses - all matters reserved save for access
Case Officer	James Kirkham

Organisation Name	Julie Tomlin
Address	The Barn,Crow Lane,Great Bourton,OX17 1RL
Type of Comment	Objection
Type	neighbour

Comments

Great Bourton has now had several developments, large and small, in the last few years despite its category B designation. A further development is now being considered yet there are no new services. Development here remains unsustainable despite the best attempts of report writers to suggest otherwise. This development fails to meet the criteria for a category B village in C.262 which lists whether it would be "acceptable minor development" - It is outside the village built up area and extends into open countryside, on a green field site, harming the setting of the village in the landscape. The landscape survey submitted ignores the fact that the hedgerows and trees are mainly deciduous, and we do not yet know how tall these properties will be. All of these details have yet to be submitted. The village properties on this edge of the village so far are set down, low built and do not intrude in the landscape. The application suggests that the allotments extend the developed envelope of the village. This is surely not accurate - an allotment is essentially growing space and the few sheds are not habitable buildings - low small wooden structures are hardly "buildings". If a stable or barn in open countryside does not make the countryside a built up area; then neither does a shed on an allotment. The allotments are on agricultural land in open countryside. They are not part of the village built up area. Much has been made in the reports of the fact that you can walk to the doctors' surgery, school and Cropredy Stores from Great Bourton. The distance, carefully measured no doubt, has ignored the contours. In reality very few people ever walk to any of the above (and for most Tesco is a more likely destination than Cropredy Stores) and nearly every journey out of the village is likely to be by car. Giving people a bike does not mean they use it in place of the car. Traffic movements therefore are higher than those suggested and it is usual here to have 2 or more cars per property. Our bus service is non-existent for practical purposes even outside covid, and covid makes it less likely that people will use public transport. I query therefore the accuracy of the traffic data. The transport report referred to from October 2019 is not applicable here - It refers to School Lane. Most traffic from Foxden Way goes to/comes from the Crow Lane direction, not School Lane. I note too that the accuracy of the data in that survey has been questioned by Bourtons Parish Council in relation to another planning application from this developer's existing site in Great Bourton. That data on its own is therefore irrelevant. From this proposed development the most direct route to all the services in Banbury would be via Spring Lane in Little Bourton. Spring Lane is narrow, has a tight bend and parked cars on one side as most of the properties do not have off street parking. Adding significantly to the number of vehicle movements using this route on a regular basis would be undesirable. Foxden Way is by nature, a green lane. It is used extensively by walkers, runners, horses, dog walkers. It is narrow - one car wide for most of the length- the verges are left unmowed for wildlife for much of the year and with the exception of the farm entrances, no property has direct access onto Foxden Way. It is rural in nature. This development changes that. We note that a new access has already been created onto Foxden way by this site and it is unclear whether that has had the necessary approvals. None of the field accesses have been used for anything other than agricultural traffic in the 3 decades that I have lived here. A housing estate entrance changes the nature of the road from rural to urban. I note that the developer has identified people on the council waiting list looking for affordable property in the Bourtons, Cropredy, Mollington and Claydon. Bourton has affordable housing provision already across the other developments built in recent years and it was not clear how many on the waiting list were specifically looking for property in Bourton. If your parents live in Claydon and you want to be near them I would suggest you are interested in affordable housing in Claydon, not Bourton. If you are prepared to drive to Claydon from Bourton you are prepared to drive from Banbury too. So this alone does not justify building on a green field site in Great Bourton, outside the village built up area. This proposal is outside our

village built up area, on a green field site, on a lane with no urban development that is used extensively for leisure purposes. It is in a category B village that has already had extensive development with no further services and a village where everyone uses a car for nearly everything. The reality is that any development here is not sustainable however much the report writers would like it to be otherwise. An affordable housing development in Banbury would be considerably more sustainable. I therefore object to this application.

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Attachments