

# Comment for planning application 21/00922/OUT

<b>Application Number</b>	21/00922/OUT
<b>Location</b>	Land West Of Foxden Way Great Bourton OX17 1QY
<b>Proposal</b>	OUTLINE Planning Application for up to 9 entry-level affordable houses - all matters reserved save for access
<b>Case Officer</b>	James Kirkham
<b>Organisation Name</b>	Mr A Bradbury
<b>Address</b>	The Tuns,Manor Road,Great Bourton,Banbury,OX17 1QT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to this application for Outline Planning Permission on the following grounds:</p> <p>1. Cherwell Local Plan: According to my research, Great Bourton is classified as a Category B village and the Cherwell Local Plan only allows minor development, (less than 10 dwellings conveniently), infill development and conversions, within the built-up limit of the village. The recent placement of the new allotments should not in any way constitute an extension of the built-up limit of Great Bourton. This proposed development falls outside of the current established built-up limit of Great Bourton, and so on these rather obvious grounds alone it should not be allowed.</p> <p>2. No demonstrable need for affordable housing in The Bourtons: Planning permission has, we believe, been granted already to sites North of Hanwell Fields, close to Banbury. Here building land remains available, with much of the housing yet to be built. These locations will provide more affordable housing at prices that may meet the needs of those requiring less expensive properties to purchase/rent and closer to amenities such as schools etc and with much better transport links. We have already had the Garners Field development of c.50 houses some of which were designated as affordable housing. So Great Bourton has played its part in the provision of such housing albeit that the average sale value of properties in Garners field is over 400,000 (Zoopla) and new properties built closer to or within Banbury may be more "affordable".</p> <p>3. Traffic Flow: The increase of traffic onto Foxden Way is concerning, as it is extremely narrow such that vehicles slow to a crawl to pass each other. The road is not in the best condition either. There is no footpath and yet it is enjoyed by many regular walkers, runners, cyclists and horse-riders. It is considered that, due to extremely limited public transport, most households in Great Bourton have more than one vehicle. The assessment of potential traffic entering and leaving the proposed site contained in Reference E paragraph 4.4 Table 4 of 6 vehicles at morning peak time and 6 vehicles during p.m. peak time seems optimistic for 9 houses. The average number of cars per household in the South East region in 2020 was 1.4 according to the Department of Transport. So potentially the actual traffic could be double those estimated in the application.</p> <p>4. Surface Water: Reference A paragraph 5.18 states 'surface water runoff will be conveyed, stored and treated within a proposed attenuation basin on site. This will discharge into the existing ditch network along the eastern boundary of the site'. Bryan Cannon's objection goes into this in detail and we entirely concur with his thoughts on this matter. There is concern that this puts further pressure on the local ditch system which is not designed to convey household surface water and treated sewage. It should be noted that the ditch is maintained on an irregular basis and will not be clear all the time. Great Bourton has many problems with water runoff already and does not need another one.</p> <p>5. Effect upon the Visual Environment: Reference C paragraph 4.3.2 refers to viewpoints from the South and states 'the primary receptors for these viewpoints will be motorists passing through the landscape at speed and thus, the views are naturally less sensitive to change'. However, despite the lack of footways, Foxden Way is also used frequently by walkers and runners, in addition to horse riders. This year when out walking on Foxden Way as I do regularly, I have seen and photographed Fieldfare and Redwing in the very field where these houses are proposed. So, I personally feel very "sensitive" to this change.</p>
<b>Received Date</b>	12/04/2021 17:29:25
<b>Attachments</b>	