

Mrs. Bobbie Brown
The Den
Chapel Lane
Little Bourton
OX17 1RD
16 April 2021

Development Manager
Cherwell District Council
Bodicote House
Bodicote, Banbury
OX15 4AA

Dear Sir/ Madam,

Planning Application 21/00922/OUT

Up to nine Entry-level Affordable Houses at land west of Foxden Way, Great Bourton, OX17 1QY

I would like to express my objection to the planning application 21/90022/OUT for 4 main reasons:

- 1- Serious Safeguarding concerns due to increased traffic on Foxden Way, Spring Lane Little Bourton, and Crow and School Lanes, Great Bourton
- 2- The lack of amenities in the locality
- 3- No demonstratable need for more affordable housing in The Bourtons
- 4- The proposed development is contradictory to Cherwell Local Plan

The proposed development is to be built adjacent to a single-track country road. The only vehicle exit from the proposed site would be onto Foxden Way. The applicant suggests that for the 9 proposed houses, there will only be 6 cars. This is a nonsensical suggestion. Due to lack of public transport, lack of amenities and lack of job opportunities in the area, most households of current residents in the Bourtons have 2 vehicles each. It stands to reason that affordable housing is most often purchased by couples or families as a way of getting on the housing ladder. In order to afford a house, at least one member of the household will likely be employed and need to travel to their place of employment. It is more realistic that 2 people in each household will require a vehicle to travel to and from work, shops etc. This does not take into account delivery vehicles, service vehicles etc. There are likely to be an extra 18 vehicles exiting onto Foxden Way on a regular basis! Whatever the case, traffic volume along Foxden Way will most definitely increase.

Exiting the proposed development and turning left, drivers will find themselves at the junction of Crow Lane and School Lane. Both of these lanes are narrow and without footpaths. They contain sharp bends, around which vehicles are unable to see oncoming traffic, pedestrians, cyclists, horse riders etc. These lanes are only suitable for vehicles to travel in one direction at a time. Often when 2 vehicles meet, one vehicle must back up to move out of the way so another vehicle can pass. The increase of traffic on these narrow village lanes, would cause havoc and could lead to potential accidents and injury. There are 4 blind bends in these lanes. Here are photos of just 2 of the bends.



When heading towards Banbury, vehicles will more than likely exit the proposed development by turning right. This takes one down Foxden Way, heading to the very small village of Little Bourton. If two vehicles are driving along Foxden Way at the same time, one of them must pull onto the grassy, uneven verge to allow the other vehicle to pass. The lane has no footpath and is used heavily by walkers, cyclists, horse riders, agricultural equipment etc.

Here are photos of activity on Foxden Way on 3 different days during the week. I have many more photos if the Case Officer is interested.



All the photos clearly show that Foxden Way is very busy, and that it would become a very serious safeguarding concern if more vehicles were added to the situation.

Once in Little Bourton, vehicles must turn into Spring Lane. Spring Lane is a narrow residential lane with a very sharp and blind bend. It is necessary for home owners to park their cars on the road, making it difficult for traffic to manoeuvre along the road around both pedestrians and cars. Here are photos of the blind bends with cars parked on Spring Lane, including one photo with a tractor coming down Spring lane, heading toward a farm.



The applicant suggests another reason that there will only be 6 extra vehicles using Foxden Way is because people living in the new development will be able to access adequate amenities in the Bourtons and in the neighbouring village of Cropredy. This is also a nonsensical suggestion. The only amenities in the Bourtons are Pubs. The applicant also suggests that the residents may use the services provided by the Community Centre and Village Hall. There are no 'services' offered by either of these places. These places are there simply for 'hire'. Furthermore, although, there is a NHS Doctors Surgery in a neighbouring village, I notice that another resident, currently living in the new development on Garners Field, has objected to this planning application, stating that since moving into the area she has been unable to access either a Doctor or a Dentist within the locality, because there are no available spaces!

There is a very small shop in Cropredy, which is 1.2 miles away from the proposed development; however, this is simply a local convenience shop which caters for a small community, and has only basic items.

The applicant also suggests that residents of the proposed development will be able to access a bus service. They neglect to point out that a bus only runs from Great Bourton to Banbury twice a week.

Affordable housing was built at Garners Field in Great Bourton not long ago. Affordable housing in Pinson Close was also built in Little Bourton a few years ago. There are in fact at least 9 new housing developments, some still in the planning stage, within a 5 minute drive of the Bourtons, each with provision for affordable housing. These developments are on the edge of Banbury. This begs the argument as to why more affordable housing is needed in the Bourtons. There are no employment opportunities in the villages, nor are there adequate amenities. The existing bus service is on a Thursday and a Saturday only, in the middle of the day, which does not provide suitable travel arrangements to places of work for residents of the proposed application. The housing developments on the edge of Banbury have the added benefit of employment opportunities within walking distance, a variety of amenities, and public transport.

Great Bourton is classified as a Category B village and the proposed housing does not meet the criteria for extending the footprint of the village. The applicant makes a point of talking about creating a foot path between the proposed development and the allotments, which they indicate is the boundary of Great Bourton. The allotment is not the boundary of Great Bourton. The allotments were established for use of both Bourtons. There are no allotment plots currently available, and there are 10 people on the waiting list. In my opinion, creating a path directly to the allotments could quite possibly lead to vandalism and theft.

In conclusion, building affordable housing in this rural area, where affordable housing has already recently been provided and is available nearby, does not outweigh the negative effects this proposal brings to The Bourtons by extending the footprint of Great Bourton, changing its character and gradually closing the gap between the two distinct villages of Great and Little Bourton. The lack of amenities and public transport would be a cause of concern for any new residents. However, most importantly, the suggested benefits of this building proposal, certainly do not outweigh the significant danger it will cause to villagers, including young children, by the increase of traffic along narrow country lanes.

Yours faithfully,

Mrs. Bobbie Brown