

Cherwell District, CPRE Oxfordshire
c/o Stud Farm House,
Wardington,
Banbury, OX17 1RU

01295 758087

clive.hunt65@btinternet.com
www.cpreoxon.org.uk

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

4th May 2021

Planning Department (Attention: James Kirkham)
Cherwell District Council
BANBURY
OX15 4AA

Dear Mr Kirkham

**Application 21/00922/OUT – Land west of Foxden Way, Great Bourton, OX17 1QY –
Outline Planning Application for up to 9 entry-level affordable houses**

CPRE Oxfordshire **objects** to planning application **21/00922/OUT** for the building of up to nine entry-level affordable houses at Foxden Way, Great Bourton, OX17 1QY.

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

1. Need – New Housing (General)

The Cherwell Local Plan 2011-31 includes a requirement for 750 new homes across all villages in the overall district with such development being focussed on Category A villages. This requirement has already been more than met in less than half the Plan term. Although the Local Plan requirement states that such new housing should be focussed on small developments (10 – 12 houses) in Category A villages, Great Bourton, which is a Category B village, has contributed well more than its fair share to the overall requirement with 43 new homes at Garners Field in 2019.

Therefore, in terms of new housing in general, this development is not required.

2. Need – Affordable Housing

In stating his case for the need for new affordable housing in Great Bourton the applicant has relied entirely on statements, information, data, research, etc from sources other than Great Bourton itself.

The YouGov research refers to views expressed across the whole of Cherwell District. Of course respondents in Banbury, Bicester, Kidlington take very different views to respondents in the village in question.

Paragraph 71 of the NPPF sets out that *“Local planning authorities should support the development of entry-level exception sites... unless the need for such homes is*

already being met within the authority's area". In the past fifteen years significant numbers of entry-level homes have been provided as part of the far larger developments such as Hanwell View and Cherry Fields on the north-east side of Banbury, only three miles from Great Bourton. Indeed the development in 2019 at Garners Field on the edge of Great Bourton included 15 entry-level homes.

The applicant states that in 2016 neighbouring Cropredy Parish Council stated: "*A small development of affordable housing would be particularly welcomed*". The Bourtons Parish Council apparently endorsed these comments but that was in respect of specific application five years ago in Cropredy not in Great Bourton and therefore is not relevant to this application.

Therefore, in terms of entry-level housing, as there is no proven or legal need, this development is not required.

3. Landscape

This proposed development is in a greenfield location **outside** the village envelope on the southern edge of the village where the rural views towards the River Cherwell are probably the best from the village. In no way can it be described as infilling and this is very clearly demonstrated in an aerial photograph at Figure 2 in the Landscape and Visual Technical Note appended to the application. Although the quality of the land may not currently be the highest, it is a further hectare of land that would be lost to agricultural use for ever. This point should also be aggregated with the loss only two years ago of two hectares of land on the north-west side of the village for the new housing at Garners Field.

This site does not comply with the Local Plan policies re development in Category B villages and will result in further loss of agricultural land.

4. Highways

It is indisputable that the additional housing will increase traffic in the immediate vicinity of the site. The adjacent lanes, Foxden Way, School Lane and Crow Lane, are all very narrow and almost entirely lack pavements.

The development will thus increase safety hazards both for vehicle drivers and pedestrians.

5. Sustainability

The amenities in Great Bourton consist only of one pub, All Saints' Church and two community halls. There are no shops. The local school and surgery are in Cropredy (1.5 miles distant). Both are already operating over capacity and not accepting additional children or residents respectively. The likelihood of employment in the village is negligible thus requiring travel to Banbury by private car since there is no daily bus service through the village.

Great Bourton cannot sustain any further increases in the population.

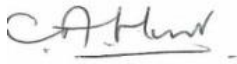
6. Conclusion

These five key reasons along with all the further points submitted by Great Bourton Parish Council, which we fully support, make an overwhelming case for the rejection of the application.

It must not be ignored that residents of over 100 homes in Great Bourton have made representations to Council regarding this application – that is almost 50% of the existing homes in the village – and the vast majority are objections. Now is the time for the Planning Committee to demonstrate its support for the wishes of the residents of Great Bourton by rejecting the application.

We also support the submissions by Councillor George Reynolds and Councillor Phil Chapman that this application must be called in for determination by the Planning Committee.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Clive Hunt', with a horizontal line underneath.

CLIVE HUNT
Cherwell District, CPRE Oxfordshire