

Comment for planning application 21/00922/OUT

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| Application Number | 21/00922/OUT |
| Location | Land West Of Foxden Way Great Bourton OX17 1QY |
| Proposal | OUTLINE Planning Application with all matters reserved save for access for up to 9 First Homes |
| Case Officer | James Kirkham |

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| Organisation Name | Bobbie Brown |
| Address | The Den, Chapel Lane, Little Bourton, Banbury, OX17 1RD |
| Type of Comment | Objection |
| Type | neighbour |

Comments

Planning Application 21/00922/OUT Up to nine 'First Homes' at land west of Foxden Way, Great Bourton, OX17 1QY I would like to express my objection to the planning application 21/00922/OUT for 5 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 housing in The Bourtons 4- Drainage Proposals are completely inadequate 5- A new development will spoil a valued rural landscape **SERIOUS SAFEGUARDING CONCERNS:** 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. With the 9 houses, realistically there are likely to be an extra 18 vehicles plus delivery vehicles, service vehicles etc 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. 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. 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 homeowners to park their cars on the road, making it difficult for traffic to manoeuvre along the road around both pedestrians and cars. **LACK OF AMENITIES IN THE LOCAL AREA** The only amenities in the Bourtons are Pubs. In his first application, the applicant 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 Doctors Surgery in a neighbouring village, it is my understanding that there are no available spaces for new patients! 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 suggested 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. **NO NEED FOR MORE HOUSING IN THE BOURTONS** The CDC's own Housing Strategy officer admits that there is no need for more housing in the Bourtons. New housing was built at Garners Field in Great Bourton not long ago. Housing in Pinson Close was also built in Little Bourton a few years ago. There are in fact at least 10 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 question as to why more 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. **INADEQUATE DRAINAGE PROPOSALS** Proper drainage is of

utmost importance not only to individuals living within a development, but also to the current residents of the Bourtons, to wildlife and to the environment as a whole. SPOILING A VALUED RURAL LANDSCAPE A 'valued rural landscape' are the words used by CDC's own planning inspector to describe the view down Foxden Way. There is no doubt that this development, if allowed to go ahead, will also open the door to more housing on Foxden Way. CDC's own landscape officer says that this type of development will open up all villages to more applications of this type. 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 housing in this rural area, where housing has already recently been provided and is available nearby, brings with it many serious concerns e.g. significant safeguarding and drainage problems, loss of a valued rural landscape, an open door to more development. By extending the footprint of Great Bourton, its character will change and the gap between the two distinct villages of Great and Little Bourton will disappear. The lack of amenities and public transport would be a cause of concern for any new residents. 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

Received Date

18/03/2022 15:07:35

Attachments