

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 with all matters reserved save for access for up to 9 First Homes
Case Officer	James Kirkham
Organisation Name	Anna Morton
Address	Old Bakehouse, Swan Lane, Great Bourton, Banbury, OX17 1QR
Type of Comment	Objection
Type	neighbour
Comments	<p>I object on the following grounds: The applicant wants to build a footpath along Foxden Way from Crow Lane to the allotments, widening the lane at certain points. This will necessitate removal of dense hedgerow and small trees, downgrading the rural aspect of the lane and destroying the local habitat. The planning department is aware that this particular area has been farmed for centuries. Hedgerows and fields along the site are rich in biodiversity and there are several mature oak trees which could be threatened. There has already been significant over-run of verges during construction on the current development (corner of Foxden and Crow Lane.) Foxden Way is a single track lane joining two small villages. Surrounding landscape is farmland intersected by the Cherwell river and Oxford canal; the views across the valley take in the historic site of the Battle of Cropredy Bridge. The Cherwell Local Plan 2011 - 2031 states that the setting of the Oxford Canal and River Cherwell corridor is an area of "High Landscape ValueThe Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value." The proposed development, and any subsequent ones, will greatly compromise this landscape. Very narrow lanes leading to Foxden Way have blind bends and no space at either side for a path. They are used by cyclists, walkers, runners, horse-riders, wheel chair users and mobility scooters. Due to the low level of traffic, Foxden Way provides a safe space for children learning to cycle, or to take first walks independent of adult supervision. To safeguard this, the local community applied to Oxfordshire County Council for the granting of Quiet Lane Status for Foxden Way. Quiet Lanes provide a chance for people to walk, cycle and horse ride in a safer environment and protect the character and tranquility of country lanes. OCC is receptive to the Quiet Lane proposal. The applicant has put a note on the plan for a 'new entry feature to the village' on Foxden Way. This site is outside of the village boundary. Surely this 'boundary creep' will lead to more parcels of land being sold for housing development. Unacceptable increase in traffic: delivery vans, refuse collection, fuel deliveries and visitors. Congestion will become a constant problem and, worse, potentially lethal. I cannot understand why Glenn Speakman of the Local Highways department has concluded that "The proposals are unlikely to have any adverse impact upon the local highway network in traffic and safety terms, OCC therefore do not object to the granting of planning permission, subject to conditions." I strongly believe he is mistaken and wonder if, unlike his colleague Tom Plant, he has actually visited the proposed site. Clearly, there will be adverse impact, plus increased safety risk to pedestrians, cyclists etc. Mr Speakman has ignored several points from the earlier objection and I would wish these to be scrutinised. There are no detailed elevations / proposed materials for the dwellings, nor any indication of number of bedrooms. However, the plan shows a footprint of substantially sized dwellings, some detached, with garages, which will clearly not be 'affordable.' Half of the field remains empty, suggesting that the developer intends another nine as stage two. The 16 parking spaces on the plan block one another in, which will lead to parking outside of the development. Flooding: Already a problem in Cropredy, this of course will be exacerbated by building works; drainage systems under pressure, increased flooding and potential pollution from sewage systems at capacity. 'First homes' should be in sustainable locations with good connectivity with existing infrastructure, or the ability to connect onto existing infrastructure. Great Bourton has two buses per week to Banbury, does not have a shop, GP or school. Contrast this with the new development on the Southam Road which is accessible to regular buses, shops, schools etc. On the Cherwell Brownfield Land Register January 2022 there are 51 sites available. It is these sites that are appropriate for development for first / entry level homes. I note the applicant has included anonymous legal advice relating to a case in Wiltshire where greenfield development was permitted, the implication being that it will</p>

happen here too. This document also states that the Wiltshire judgement allowed that "harm to the environment would be likely." The tone of this legal advice seems intimidating and it would also appear to be irrelevant, due to the fact that the proposed dwellings will not be suitable first homes / entry level homes by any stretch of the imagination or pocket. As the applicant has no appetite for farming the land, could I propose that a better use would be a rewilding project? This would sit perfectly with the valued rural landscape of the Cherwell valley and hoped for quiet lane status of Foxden Way. It would demonstrate a boldness and vision, safeguarding the local environment for future generations.

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Attachments