

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	Sally Leszczynski
Address	The Old Bakery, Spring Lane, Little Bourton, Banbury, OX17 1RJ
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Application 21/00922/OUT Land West of Foxden Way, Great Bourton, OX171QY I request that my previous objections to the original application are considered in relation to this resubmission. I wish to add the following points. I greatly regret that this is an OUTLINE Planning Application. This means that so very little detail is specified and on a sensitive site such as this, to use a colloquial expression, the devil is in the detail. Once granted permission on the site it is very unlikely to be revoked and so many design details will be left to Reserved Matters, which are much less open to public scrutiny. There is even some confusion over how many housing units are planned: the application headline is 9 'First Homes' but hidden in the small print the total number of housing units is stated as 15, although this has now been stated as an error, suspicions are raised. The application for 'First Homes' is significant in that the developer is seeking to take advantage of new government planning guidance to build on a site adjacent to an existing settlement, cynically circumventing objection to development outside the perceived village boundary. Judging from the excellent quality of vegetables that are grown in the allotments that have been created recently in the next field this soil is of high agricultural quality and should not be taken out of the food production pool and covered in housing, quite apart from the ecological loss of wildlife habitat, and the aesthetics of landscape value. At face value 'First Homes' might be an attractive option for young people from the village looking to start independent homes, offering houses at a discount of 30% compared to market prices, but a price cap of 250k, on first sale only, would still be difficult to achieve by many first-time buyers and key workers. This reapplication still leaves so many material considerations undefined, house sizes, designs, building materials, two-storey, 1.5 storey, number of bedrooms? The developer is asking for carte blanche to then be whittled away with further Reserved Matters and amendment applications. There is a poor track record in this village for this pattern of behaviour, including previous development from this company. A very major cause for concern, if permission were to be granted, is the stated intention of using an on-site sewage package treatment plant to deal with foul waste. This intention must be a tacit acknowledge of the problems involved in connecting to the inadequate main sewage system down Crow Lane, and overloaded treatment plant at Cropredy. However, these on site treatment plants do not seem to work as well as the specification would suggest, the resulting effluent being far from acceptable, and it is stated that this would not be drained away on land that has poor permeability but, via the 'attenuation feature', would be drained into the existing ditch (even though 'NO' is the answer to 'will you connect into the existing drainage system?'). Even the run-off surface water from all the hard surfaces cannot be adequately drained into the hardly extant local ditches. The application states no flood risk or increase in flood risk elsewhere, but that is just wishful thinking. I note that maintenance of the attenuation SUDS feature, with monthly and post heavy rain checks, etc was to be offered to the LOCAL AUTHORITY, or a management company contract. This would remain an ongoing issue. (Please see attached photos of the inadequate and unsuitable ditch on the west side of Foxden Way, adjacent to the site and allotments) It is suggested that a new footway along Foxden Way to the allotments, while improving pedestrian safety, might provide extra land for ditch improvement, (only if the watercourse was piped along this length) But a metalled path along the lane would only suburbanise this rural lane and serve the developer's purpose of extending the built environment of the village. A further metalled path is proposed to join access to South View. Again, the question of responsibility for maintenance arises, and the nearest street light in South View would only illuminate part of it, so it could be a dangerous dark alley. The hub Transport Planning report T21512 at 2.36 under Bridleways shows the inadequacy of a desk study without investigation on the ground. ROW 138/14 Mill Lane would in fact be quite unsuitable for using a bicycle due to its very uneven surface, partly</p>

from water erosion from Foxden Way, and its non- continuity as a bridleway across the Midland mainline railway, and certainly provides no feasible bike access to the Oxford canal towpath at Peewit Farm. This is just one of the many instances in relation to available services to make this a sustainable development site where this report totally misrepresents the true picture to suit the requirements of its clients. Other respondents have cited details about few actual local facilities and minimal bus services. In summary, I find that this application contains so many manipulations of the truth to gain approval, lack of information, and history of building contrary to approved plans , that I cannot trust this developer and OBJECT to these proposals. [Plus attached photos]

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Attachments

The following files have been uploaded:

- IMG_1936.pdf
- IMG_1937.pdf
- IMG_1938.pdf
- IMG_1939.pdf