

# Comment for planning application 21/03522/OUT

<b>Application Number</b>	<input type="text" value="21/03522/OUT"/>
<b>Location</b>	<input type="text" value="Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils"/>
<b>Proposal</b>	<input type="text" value="The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points."/>
<b>Case Officer</b>	<input type="text" value="Samantha Taylor"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Michelle Mason"/>
<b>Address</b>	<input type="text" value="127 Rutten Lane, Yarnton, Kidlington, OX5 1LT"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="See attached"/>
<b>Received Date</b>	<input type="text" value="27/10/2021 15:05:01"/>
<b>Attachments</b>	The following files have been uploaded: <ul style="list-style-type: none"><li>• Objection to 2103522OUT Michelle Mason (2).pdf</li></ul>

127 Rutten Lane  
Yarnton  
Oxfordshire  
OX5 1LT

27<sup>th</sup> October 2021

Planning Officer  
Planning and Development Team  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

To the Sir/Madam,

### **Objection and comments on application 21/03522/OUT**

I am very disappointed to hear about the outcome in the court case in relation to this development (PR9) and complete disregard to supposedly protected greenbelt land. I still dispute the assessment methods used in calculating the 'unmet housing need' in Oxford, and the fact that other brown sites have not been considered. I am still very concerned about the increase pressure this development will put on the transport infrastructure into Oxford, as well as destroying the character of Yarnton and our sense of identity.

However, given that these concerns have so far been ignored, I now wish to take this opportunity to have my views listened to on the proposed Draft Development Plan for PR9.

I live at on Rutten Lane with my husband and two young children, where our garden backs on to this proposed development. As the image below show, this development to going to totally change our view and feeling of being connected to the countryside. We absolutely love living next to this field and it was a key factor when deciding to buy our house 5 years ago. To think we will be losing this is very upsetting.

However, if this development is unavoidable, I wish to make the following three main requests:

1. Please provide a path from the rear of the properties along the western edge of Rutten Lane, to provide easy, direct access to the green corridor so that we can continue to enjoy the countryside without having to make a significant walk to an alternative access point. This simple addition to the plan would make a huge difference to us.
2. The plan highlights that the noise from the school playing field is seen as an issue to houses on Rutten Lane. The mitigation for this is some sort of acoustic barrier. I am assuming this will be some sort of ugly high fence. However, it appears that noise pollution for the new houses on the development are being dealt with by providing green spaces. It seems to be very unfair and unacceptable that no such allowances seem to be in place for

our existing houses. Please provide us with a similar green space separating the rear of the existing properties/gardens from the school playing fields to mitigate any sound pollution, not an unsightly barrier. At the very least, we would prefer to have hedging instead of a large fence. Afterall, we would much rather hear the sound of children happily playing than look out onto a large fence.

3. I wish to request that compensation is made to residents where our view is being taken away from us. This is very likely to reduce the value of our homes. This will also allow us make any changes to our gardens to compensate for this development (e.g. adding additional trees or changing fences to shield the view of the new development.)

Additionally I would like to request:

1. Please provide confirmation that flood risks are full determined before plans are progressed further. Section 6.5.4 states that this has not yet happened, and considering the issues our village have experience with flooding so far, this is unacceptable.
2. Please ensure that construction traffic assesses the site via the A44 and not Cassington road and Rutten Lane. Rutten Lane is already a very busy road with a primary school on it.

Thank you for consulting with us regarding these plans, I sincerely hope that our views are taken seriously, as this is something that massively affects where we live. I look forward to receiving a personal reply to this letter, to outline your response to my comments. I would be happy to talk in person about anything I have raised, and also happy if anyone would like to see the PR9 plot from the perspective of our garden.

Yours sincerely,

Michelle Mason

View from 127 Rutten Lane, over the proposed site of development (PR9):

