

Comment for planning application 21/03522/OUT

Application Number	21/03522/OUT
Location	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils
Proposal	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.
Case Officer	Samantha Taylor
Organisation Name	
Name	Mark Rowan-Hull
Address	Foresters Lodge, Spring Hill Road, Begbroke, Kidlington, OX5 1RX
Type of Comment	Objection
Type	neighbour
Comments	<p>The development proposal encroaches upon and develops upon a huge area of land which is of both outstanding beauty and is a vital corridor for wildlife leading into Oxford, providing wide open views across to the Chilterns which are enjoyed by many. The development, in particular the proposal to build (up to) 4 storey houses along the A44 up to Dalton Lane, is dramatically contrary to all efforts by previous generations (and councils) to preserve and enhance this landscape. Not only this, but it tragically runs contrary to all urgent contemporary and intellectual and scientific thoughts on the Climate Crisis, of which developments such as these are at the forefront of all peoples minds. In fact it wholeheartedly ignores it! The nature of development and planning should also now shift as the nature of how and where development should take place has shifted with the recent Pandemic, also not considered and accomodated here with these plans. It is now importantly left for our local councils to firmly halt all attempts to harm the landscape which is vital for us all and future generations. (It is important to mention that all local villagers including myself, my wife and my 5 children have constantly fought against these plans.) In particular we as a family are extremely concerned about the effects both immediately and long term upon wildlife in the local area. Since our occupation into this beautiful area, we have recorded a great increase in the presence of Bats, of Owls, rare butterflies and red listed Birdlife such as Cuckoos in the area in and around Begbroke woods (an area of which I am personally responsible). This area has been carefully re wilded and many species have returned as a result. We have introduced indigenous hedgerows and corridors of wildlife after a period of Forestry in the 60's and 70's and some neglect prior to our occupation. We have constantly informed the college landowners of this and yet on many occasions our concerns have been ignored. For instance, Recently a hedgerow was partially destroyed to allow large machinery to access a field. Farmers and the college over the past 20 years have often been careful and respectful of this precious area, as there are areas leading from the woodland to the A44 road which are often constantly waterlogged and are ancient ridge and furrow landscape. The Begbroke area of the development proposes to build over this Ridge and furrow and also the Ancient settlement of Begbroke, which can be seen from the air. It proposes to build over existing ancient hedgerows and areas of outstanding natural beauty which are so close to Oxford. This landscape is rare throughout the UK and even the great English poet John Clare in the 17th Century berated the destruction of this ancient landscape. There is also an ancient Bridleway with well established and ancient hedgerows leading off it and down to the A44. It would be such a great tragedy to loose this prescious landsape. In the Shell Guide for Oxfordshire edited by John Benjamin and John Piper (whose photograph of it is in the Tate Gallery), the village is mentioned as a rare rural haven next to the city. The map provided (in Chapter 9) including the woodland is infact outdated and does not take account of the ancient oaks all around the woods and amongst the hedgerows. It Vastly under represents the numerous Ancient (veteran) trees, some over 100 and up to 500 years old. We are especially concerned how much of the prescious landscape is to be used for unnecessary and large housing which will undoubtably effect the ancient rural nature of the area , unusually so close as it is to Oxford. More than anything it will harm the abundance of wildlife which is increasing all around. (I enclose a recording of a Cuckoo and also a photograph of a rare silver fritillary Butterfly as evidence of this). Each evening there</p>

are many bats, which have increased dramatically in the past 5 years. Chapter 9 6.2 and 6.5 mentions species change threat, but we believe also underestimates this greatly. No attempt has been made to study the local area and I have not been approached by the developers or the college for any discussion on the effect upon wildlife. We have carefully planted indigenous species and have followed BBONT's advice on wildlife of which they have made suggestions. Residents and residents of Oxford City enjoy the open landscape. It is part of the attraction of this whole area. Over the periods of Lockdown in the past year and more, these spaces have been widely enjoyed. I personally feel upset and under threat that this landscape is to be lost. I wonder what the would happen if this development was proposed for the University parkland around the Cherwell , The numerous protected University Parks or Christchurch meadows, or perhaps Port Meadow. Why destroy a part of the landscape which so enhances the area as a whole? Why threaten the biodiversity and the Climate? We are now under no illusions after numerous planning meetings where we feel ignored, and are now very aware that this development is really all about the expansion of the University's science park and the selling of land for residential use and for the immediate economic interests of certain colleges. It is now widely understood and is established and pertinent that housing needs are changing rapidly with the change in peoples habits and work patterns. It is time to catch up with what is happening. Now is the time (before it is too late) for the Council to step up and to stand up for the public for whom they represent, and for the unanimous wish of all the local residents, to protect nature and to preserve this area for future generations and to combat the great threat to the Climate from a local level and to provide an example for younger generations. Our own children have been born in Begbroke and so I believe I speak as a person who feels passionately about this area, it's "Genius Loci" and it's importance historically and for the future. Mark Rowan Hull November 2021. (I cannot send the files mentioned within this text) They can be supplied.

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Attachments