

Rachel Tibbetts

From: Tim Shardlow [REDACTED]
Sent: 14 March 2022 21:04
To: Planning
Cc: Nick Addis; cllrjohnson@bourtons-cherwell-pc.gov.uk; Councillor George Reynolds; Councillor Phil Chapman; Councillor Douglas Webb; cropredypc.clerk@gmail.com; rchaf@aol.com; tony.brummel@cherwell-dc.gov.uk
Subject: FW: APPLICATION 22/00499/DISC THE STABLES MAIN STREET GREAT BOURTON OX17 1QU

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APPLICATION 22/00499/DISC CONDITION 5
THE STABLES MAIN STREET GREAT BOURTON OX17 1QU APPEAL REF: APP/C/3105/C/21/3268454

I wish to object to the application above which relates to the conditions for the Inspector's approval for 2 Traveller only pitches.

1. During the recent Appeal the inspector suggested that fears relating to drainage issues could be addressed by siting the caravans on existing areas of hard standing.
But since the Appeal and before the current application, very significant amounts of hard-core have been imported and levelled. This work took place without any planning approval. The proximity of the new hardcore area to the public highway would have required planning approval to cover any such works taking place within 25 metres of a public highway. Planning permission for the recent hard core installation had not been received. It is obvious that the recent application was incorrect when it states that 'No work had yet begun'. This massive increase in hardstanding was not required in order to accommodate the 2 Traveller only family pitches.
2. The area of hard standing recently installed will compromise further the drainage situation for the adjacent land. The area of hard standing should be removed.
3. The plan incorrectly plots the line of the public footpath.
4. The application form makes reference to the use of soakaways as previously accepted as part of a planning application for the adjacent Stables area. However I believe that the nature of the ground is such that soakaways are not a viable option in this location and thus use of soakaways should not be permitted. In addition the assertion that the only increase in impervious cover will be as a result from the caravans should not be relied on. We are very concerned that Mr Doran will want to use the site for considerably more caravans, once he has been able to establish a 'certificate of lawfulness' route to allow to further development. Any increase of run off into the drainage system has the potential to adversely affect the situation at the school at times of high rainfall. The school is in flood zone 3.
5. Regarding the use of the 1 in 100 years statistic, it is I believe becoming accepted that '1 in 100 year events' are now occurring with a much higher frequency than '1 in a 100 years'.
6. I note the use of '2m high timber screen fencing'. However this specification will not be sufficient to prevent further spoiling of the natural character of the valley by unsightly and inappropriate development of a non-agricultural nature.

Tim Shardlow
63 Station Road
Cropredy
Banbury
Oxon
OX17 1PT