

Comment for planning application 22/02866/OUT

Application Number	22/02866/OUT
Location	Land East Of Ploughley Road Ambrosden
Proposal	OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration
Case Officer	James Kirkham
Organisation Name	Roy Seaward
Address	7 Chapel Drive,Ambrosden,Bicester,OX25 2RS
Type of Comment	Objection
Type	neighbour
Comments	<p>I object very strongly to this proposal for the reasons I set out below: -</p> <p>Existing planning policies: -</p> <p>The local plan set a limit on Category A village development across the district at 750 for the plan period. As a result of the Merton Road development being approved on Appeal by the Planning Inspector (notwithstanding this) this number already been exceeded, but most significantly, in Ambrosden, this new development (already in build) has even now resulted in 86 houses over and above our allocation as such a village. This further 120 houses on top of those at Merton Road mentioned above would, if permitted mean Ambrosden would have been made to take 200 homes over and above the allocation in the Local Plan. It should also be remembered that these two developments together would take the total houses in Category A villages to almost 25% more than was planned for ALL Category A villages in Cherwell. It is inconceivable that local plans can simply be disregarded when their very purpose is to provide for a considered and balanced distribution of development in an equitable way. This application flies in the face of such safeguards.</p> <p>Ecology/Local Knowledge</p> <p>The area is well known for the presence of great crested newts and previous planning applications in the area were amended to allow an area for these to live, breed and roam. They are frequently seen by the Residents of West Hawthorn Road in their gardens. As a protected species with a local breeding colony, I am deeply concerned that development in such close proximity including additional drainage will impact on their delicate eco-system so critical for their survival. They are already well established at the location and careful provision has been made to ensure their long-term survival. In these circumstances moving them under licence or curtailing the area in which they can roam is likely to cause significant harm to the colony, and I believe this is an instance where the needs of such protected species must take priority over houses at this site, not least because it has never even been considered for development until this speculative application was made.</p> <p>A further significant concern is flood-risk. I have personally seen water collecting in the field next to the Ploughley Road with no development currently present. At a recent presentation given by the Developers and their Agents questions were raised about this flood-risk, and a single attenuation basin was pointed out on the plan shown which it was said would adequately manage this. It is therefore concerning that the plans submitted to CDC now show no less than FIVE such attenuation basins indicating a significantly greater flood risk has been identified than first believed. The impact of this floodwater on the lower areas of open space (supposedly given over to biodiversity) could significantly alter the benefit of this as a designated open space. Furthermore, what impact will the water loss in the areas of the upper fields proposed for development impact on the micro-ecology of the Great Crested Newt breeding-colony's habitat, as a protected species this must be safeguarded at all costs.</p> <p>Sustainability</p> <p>Ambrosden is considered to be a Category A village by local planners. This is because of the "amenities" it provides. However, this is something of a stretch when one looks at the</p>

reality. There are two small shops (one has a sub-post office) but neither provide the full range of products that local families will need to purchase, so inevitably residents' main shop will continue to be at the main supermarkets in Bicester, either travelling to them or having deliveries (either way generating more traffic). Other amenities are similarly basic a hairdresser, a garage for car sales, maintenance and repairs and a public house with a limited licence not allowing admission of children. The proposed development will provide no further employment opportunities in the village, and rather than contributing anything meaningful to Ambrosden will actually do nothing to enhance what few resources do exist.

It bears repeating here that this speculative development conflicts with local planning policy, is proposed in an area that has never been identified for development (currently agricultural land) and on balance provides no significant benefit for Ambrosden when balanced against the considerable negative impact it will bring to our small village community.

Highways

The proposed entrance to the development onto the Ploughley Road provides for limited visibility due to the curvature of the road. This means that turning into the Ploughley Road will be dangerous, not only for the residents but other road users. It cannot be assumed that for the most part people will walk or use bikes, that is far too ideological and a fundamentally flawed concept. People will for the most part use cars.

Discussing matters with a member of the Ploughley Road Project Team who are currently overseeing remodelling of the A41/Ploughley Road junction, not only will the works see removal of the Left Hand turn from the Aylesbury direction (meaning all traffic from Aylesbury for this development will be directed up the B4011 and though the village turning right across the Ploughley Road traffic twice) but critically as this development was NOT part of the Local Plan no provision was made for the traffic from/to this estate in the modelling and projections undertaken. Additional and unplanned traffic from 120 houses will be likely to severely disrupt the traffic flows upon which the junction's design was based by virtue of the location of the junction into the Estate and traffic trying to get onto the Ploughley Road from it.

Visual Impact

As mentioned above, the land upon which it is proposed to build this estate is currently agricultural. It provides a pleasant rural view across fields uninterrupted by any kind of development. The existing houses at West Hawthorne are concealed by mature trees and barely visible from the A41. The proposed development by dint of its scale and location will over-dominate as well as destroying the currently attractive rural public view across the land.

For all of the above reasons I cannot support the proposed development and must repeat a strongest possible objection to it

Roy L Seaward

Received Date

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Attachments