

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	Vince Thomas
Address	34 Briar Furlong, Ambrosden, Bicester, OX25 2AD
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this application, in part because when I purchased the property from Bellway in 2008 I was told that the surrounding land was a site of special scientific interest (SSSI) and would not be further developed.</p> <p>The house buyers report that we received when purchasing the house states in section 8 (Environmental):</p> <p>Great Crested Newts are found to be present in the pond adjoining the development site. the developer has undertaken construction works in accordance with the protection afforded to great Crested Newts under the Wildlife and Country Act 1981.</p> <p>Legal Protection</p> <p>Great crested newts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The protection of great crested newt stems from the decline of this species over the last 50 years throughout Europe. Although they are not rare in this country, they are vulnerable from changes in land use, with UK populations important in a European context where they are otherwise in decline. Their protection makes it illegal to intentionally or recklessly disturb, harm or kill great crested newt, or to damage, destroy or obstruct their breeding/resting places. The presence of this species on a site is therefore a material consideration where developments are proposed or when considering a change in land use. Newts are often seen where we currently live both at the pond and occasionally outside our front door, never at the rear of the property leading me to believe that the presence of houses near to their habitat effects their range. Our address on the adjoining site is some distance from the pond and it is not unreasonable therefore to surmise that the range for the newts would extend into the proposed building area and as such, building upon it would further disturb their habitat, possibly , ultimately, leading to their loss.</p> <p>As per the Government website: Activities that can affect great crested newts include:</p> <p>maintaining or restoring ponds, woodland, scrub or rough grassland restoring forest areas to lowland heaths ploughing close to breeding ponds or other bodies of water removing dense vegetation and disturbing the ground removing materials like dead wood piled on the ground excavating the ground, for example to renovate a building filling in or destroying ponds or other water bodies Building and development work can harm great crested newts and their habitats, for example if it:</p> <p>removes habitat or makes it unsuitable disconnects or isolates habitats, such as by splitting it up changes habitats of other species, reducing the newts' food sources increases shade and silt in ponds or other water bodies used by the newts changes the water table introduces fish, which will eat newt eggs or young increases the numbers of people, traffic and pollutants in the area or the amount of chemicals that run off into ponds</p>

Building on the land would adversely effect the environment, isolating it from the surrounding land.

The land in question is also prone to flooding, something which I would imagine feeds the nearby pond. Any construction work at the site would disturb the land flow of water on the land and negatively effect their habitat.

I know that the Wendlebury link road that is under construction nearby has had to take the environmental and wildlife factor into account and I fear that without without the oversight and due diligence that was present with that decision, mistakes can be made.

Furthermore, the land is not a brown field site and does not have the associated infrastructure associated with such an area. To remedy this would lead to further construction and delays, the Ploughley Road has already been closed for a considerable time and to do so again to support the building of houses as per this application would cause disruption and bad faith on there part of residents.

Access through from the proposed site into West Hawthorn Road would cut across a Bridal Way that is in use, not just by dog walkers, but horses are often seen along the bridal path at all times of the day and there may be issues to contend with in relation to people using the pedestrian access to West Hawthorn Road to journey to Five Acres School at times when horses may be present on the Bridal Path.

The addition of 120 homes in Ambrosden would do nothing to Improve the village, indeed it would be an additional strain on the infrastructure, adding to traffic congestion, both through the village and at the junctions onto the A4.

Received Date

19/10/2022 11:50:50

Attachments