

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	Julian Honour
Address	31 West Hawthorn Road, Ambrosden, Bicester, OX25 2SA
Type of Comment	Objection
Type	neighbour
Comments	<p>This is my objection to planning number 22/02866/OUT.</p> <p>This application overlooks the rights of residents on the Ambrosden Residents Company Limited estate. The bridleway land is owned by Ambrosden Residents Company Limited. The bridleway has travelled over this land throughout their ownership, and the MOD and Page Turner owned the land before that. Maps prove this. The bridleway is not owned by Oxfordshire County Council as some people have indicated. Ambrosden Residents Company Limited has maintained the bridleway and hedgerows in our charge responsibly and effectively. We, the shareholders of Ambrosden Residents Company Limited via our agents, have regularly arranged mowing and employed arborists on all of our borders and hedgerows, to uphold all regulations of the bridleway, no-one else has done maintenance work.</p> <p>There is no existing right of way onto this estate direct from the development site. We strongly object to our boundaries and hedgerows being broken through when there is no existing footpath or rights, they are simply trying to break through someone else's hedgerow. The developer has made no approach to the Ambrosden Residents Company Limited prior to submitting the planning application.</p> <p>Away from the public right of way on West Hawthorn Road, the developer has advocated people to use the rest of this private estate. It's a paradox that the developer has encouraged access to this estate, while Cherwell District Council openly state that our roads and pavements do not meet safety standards and standards for adoption. The roads and paths on this estate are not without problems. Parents with pushchairs and small children regularly take to the road as the paths are acute and, by nature of this estate's design, difficult in places. Wheelchair users have also had problems negotiating the pathways, often using the roads to assist progress.</p> <p>In particular, the use of Ash Lane is problematic, it is narrow by any standard. With many cars travelling down it at certain times during the day, congestion is caused at the junction with East Hawthorn Road near the school entrance. Only last week I indicated to turn into East Hawthorn Road from Ploughley Road, to find cars blocking the road to pick up their children whilst pedestrians passed either side of these cars with their children. A seemingly dangerous situation. This is no fault of the parents, this indicates the pressure on these roads and poor accessibility. This estate is not suited to extra pedestrian or car travel. An already difficult situation at the school does not need to be exacerbated by increased traffic from new houses.</p> <p>The rights and feelings of people on this estate have been ignored, overlooked and treated with abject contempt by the developers and their advisers, who have based this application on incorrect details and wishful thinking. The developers have shown a total disregard of the issues raised and an abject ignorance of the problems that face this estate and residents. You would only know this if you lived here and no residents on this estate have been contacted or consulted by the developers.</p> <p>Developers should not seek to burden other parties who are made to deal with the problems created by new developments. After all, we would have to live with the new development, the developers don't, they just leave the site when they have made their profit. Ambrosden is left to struggle to cope with the effects.</p> <p>The current impression (now being enjoyed by many drivers as they wait in the roadworks queue) of the development site from the A41 is of rising ground with green fields and sheep</p>

grazing, a rural contrast to commercial Bicester. The plans involve conspicuous building on this beautiful landscape, brazenly reducing the rural feeling, so people would have to travel further to experience open countryside.

Ambrosden has been overloaded with houses, more than its fair share. This is only the start of an onslaught by developers rushing to attain permission fearing this will end if the government changes. Houses at Graven Hill are in Ambrosden parish and other developments supposedly in Blackthorn parish, are actually on the edge of Ambrosden built up area, not Blackthorn. Ambrosden is losing its identity under an onslaught of development and locally, Cherwell seems to have singled us out for unfair levels of development. People live here because they like to live in this village, not because they want to be forced to become part of Bicester.

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Attachments