

Ambrosden Parish Council

Planning Response

Application No.: 22/02866/OUT

Applicant's Name: Archstone Ambrosden Ltd, Bellway Homes Ltd and Ros

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

Location: Land East Of, Ploughley Road, Ambrosden

Parish(es): Ambrosden

Ambrosden Parish Council strongly objects to this development for the following reasons:

This is a significant growth to the village (13% growth) in the village with:

- 1) No clear statement on population growth making the impact on resident amenity immeasurable
 - a. Scale of development
 - 2) No consideration for infrastructure, traffic, or impact on the village
 - a. Overlooking and loss of privacy
 - b. Noise, disturbance and smells
 - c. Local Infrastructure
 - d. Overdominance / Public view across the land
 - 3) No measurement, quantification or demand statistics on use for utilities, traffic, local schools and retail
 - a. Traffic and highway safety issues
 - b. Local School Impact
 - 4) Impact on Biodiversity
 - 5) No evidence or metrics on demand for housing in the village
 - 6) Misrepresentation on recent growth in the village
 - a. Existing planning policies
 - 7) Misrepresentation of the engagement
- The above list is evidenced by these comments from their documentation

- 1) No clear statement on population growth making the impact on resident amenity immeasurable**
No definition of how many of each type of dwelling giving no ability to assess how the population of Ambrosden will grow, what the increase in utility demand would be and what the increase in traffic would be. No indication of affordable homes listed in the application

a. Scale of development

Ambrosden has already seen a lot of development in recent years. From Briar Furlong to Ambrosden Court, from Springfields to Church Leys Field, and not forgetting the new development being built on Merton Road. With this and two more potential developments submitted to the planning team, Ambrosden will be swamped with new housing, totally over shadowing our rural village which, if these houses are all built, will be like a small town and totally lose the rural charm that is a well-used phrase in the developers' adverts.

Redrow is currently advertising houses using the phrase 'A beautiful, peaceful and soothingly rustic location'. What will be beautiful about years of building works at four separate locations around the

Ambrosden Parish Council

Planning Response

village? What will be peaceful about all the digging and building on these sites? What will be soothing about all the additional cars coming and going from all the new houses on top of those already living here, as well as the commuter traffic trying to avoid junction 9 of the M40? What will be rustic about almost reaching the two villages either side of us and brand-new housing as far as the eye can see?

2) No consideration for infrastructure, traffic, or impact on the village

a. Overlooking and loss of privacy

The properties will overlook the houses to the north of Briar Furlong and West Hawthorn Road. This will create a lack of privacy for those residents.

b. Noise, disturbance and smells

Should this development be granted permission, disturbance in the way of noise, dust, smells, or any other form of disturbance should be kept to a minimum. Noise should only be permitted between 0800 hours and 1800 hours Monday to Friday, and 0800 hours and 1300 hours on Saturday. No building work should be permitted on Sunday. All dust and mud leaving the site should be cleaned on a regular basis and frequent consultations should be held with the neighbouring houses, to ascertain how any works are affecting those householders.

c. Local Infrastructure

Whilst planners quote Ambrosden as a Category A village, because of the amenities, those amenities are very basic. Two small shops, one with a post office counter, are mainly for 'topping up' your shopping, rather than a weekly shop. There is a pub, but it is a 'local pub' rather than what some would want – the pub does not serve food, has very limited opening hours and the licence does not allow children. There is also a garage (but not a petrol filling station), a small hairdresser and a church. There are very few employment opportunities within the village. In short, in a village the size of Ambrosden such additional housing not only conflicts with local planning policy but provides insignificant benefit when balanced against the impacts it will cause.

Whilst the pub does not suit all villagers, there are others within a short distance of the village. On speaking to the developers for some of the proposals, it would appear that any pub added to a new housing development would be in the style of a modern establishment, such as a Brewers Fayre or Greene King, which would not be in keeping with the village and are already available within three miles of the village.

d. Overdominance / Public view across the land

At the moment the houses on Briar Furlong and West Hawthorn Road sit behind trees and, as you approach the village on Ploughley Road from the A41, you are barely aware that there are any houses there. This proposed development will sit at the side of the road as it rises towards the village. These houses will stand out like the proverbial sore thumb. Ambrosden will no longer be the rural village that it currently is, as the development will dominate this approach. Whilst trees can be planted, the houses will stand out more because of the rise of the land.

Whilst there are no specific landmarks in this view, it is a pleasant vista on the approach to our village, with green fields and trees – our little buffer between the village and the main road.

3) No measurement, quantification or demand statistics on use for utilities, traffic, local schools and retail

a. Traffic and highway safety issues

The bend in the road to the north of the entrance to the site means that visibility will be limited for residents pulling onto Ploughley Road to turn either way. With the number of vehicles travelling in both

Ambrosden Parish Council

Planning Response

directions on this road, safety for residents and through traffic will be compromised.

Ploughley Road is currently closed due to a project to add lights to control the traffic. This will also remove the ability of traffic travelling west on the A41 to turn left into Ploughley Road. This means that those vehicles will need to use the B4011 at its junction with the A41 which is already an awkward junction. It will then need to turn right across the traffic into Blackthorn Road, then travel past four junctions and the village school, to turn right onto another busy road, then turn right into the development.

We would want to see a plan for eliminating the traffic onto the site, during construction and afterwards, from affecting the newt colonies and their habitats. We would want to ensure that the traffic does not travel through the village, increasing the risk to pedestrians and other road users, as well as increasing vehicle emissions in the village. We would also want to ensure that any mud or similar waste from the site does not affect the roads, either due to safety or mess which could transfer to nearby houses, leaving the village to appear dirty.

b. Local School Impact

There is only a primary school – all other children have to travel. Additionally, the primary school is already over-subscribed, which means more children will have to be schooled outside the village, further increasing traffic to the local area. The school has only just finished the last expansion, and will not be able to absorb this in addition to any children from the Redrow development (84 houses).

4) Impact on Biodiversity

A previous viewing of the plans for this site showed one attenuation pond but the plans submitted to CDC show five of these ponds, which tend to suggest there are a lot of concerns regarding flooding on this site. As this will eat into the green space on this site, how will this affect any increase in biodiversity at the site. This could potentially reduce the roaming area for the great crested newts on the site.

The area is well known for the presence of great crested newts and previous planning applications were amended to allow an area for these to live, breed and roam. Residents of West Hawthorn Road frequently see them in their gardens. More disturbance from building works and destruction of the area around their habitats will mean that their ecosystem is disturbed which is likely to kill them.

It appears that there are plans to remove trees and/or bushes and build a path which will cut into the current path which runs along the back of West Hawthorn Road. There is also a path which runs to the side of two current properties. The potential increase in people using these two parts will cause additional disturbance to these residents.

5) No evidence or metrics on demand for housing in the village

Section 4.6 No demand for statistics provided or justification for “Local demand” page 32, and they have misled in their statement as they are not providing any affordable housing (see application form)

Policy Villages 2: Distributing Growth across the Rural Areas (PV2) states that a total of 750 homes will be delivered at Category A Villages across the plan period being 2011 to 2031. – Ambrosden has had approx. 260 new homes build in the last 10 years, with an addition 84 being build by Redrow. This constitutes half of the number counted in PV2 for ALL CAT A RURAL VILLAGES with 10 years to go.

a. Existing Planning Policies

The local plan set a limit on Category A village development **across the district** at 750 for the plan period. This limit has already been exceeded, and in Ambrosden the new development (Sanderson

Ambrosden Parish Council

Planning Response

Park/Redrow) on Merton Road has even now resulted in a further 84 houses over and above our allocation as a village.

Whilst other locations within the village have been included in the local plan, this site was not one of them. This leaves the village open to even more development in the future, should this development be approved.

An additional 120 houses on top of the 84 at Merton Road would be over 200 in excess of the allocation for Ambrosden provided for in the Local Plan. It should also be remembered that these two developments together would take the total houses in Category A villages to 956 - almost 25% more than was planned for **ALL** Category A villages in Cherwell.

6) Misrepresentation on recent growth in the village

Section 2.3 Documentation inaccurately represents Ambrosden (Page 12/13) by not showing developments over the last 10 years in the west of the village. Not mentioning ongoing works by Redrow and private developers along Merton Road, as well as the recent development at Ambrosden Court Close, misrepresents the amount of development the village has undergone. The last 10 years has seen the village grow by 37% in terms of properties.

Section 2.4 does not reference significant parts of the village including East and West Hawthorne, Briar Furlong and the developments west of the train tracks

Section 3.1 The proposal is suggesting a 10% increase in properties in the village. This does not constitute a minor or infilling development.

Planning Statement - September 2022-1.pdf

Point 3.5 Contradiction: Planning statement incorrectly suggests affordable homes are being built when the application says there are no affordable homes being built

7) Misrepresentation of the engagement

To confirm: there has only been one engagement

- There was not a meeting with the parish council. The applicant attended the Parish council meeting
- This feedback has never been provided to the parish council to understand the changes. • There has been no other noted community engagement
- The parish council stated that it would object to their application
- They have not addressed the impact on local resources. There is no reflection here about the utilities or the ecology.