

## Lynne Baldwin

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**From:** Theresa Honour [REDACTED]  
**Sent:** 09 January 2023 21:47  
**To:** Natasha McCann; Planning; DC Support; Andy Bateson  
**Subject:** Planning Application Reference: 22/02866/OUT

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We have noticed that there has been amendments to the original planning application for 120 houses east of Ploughley Road, Ambrosden.

Savills email to N McCann dated 5th December 2022 totally ignores the many many objections to this planning application. They do not understand the site and the local context, otherwise they would have consulted local residents. We have never been informed by the developers about this planning application even though their proposals greatly affect land owned by Ambrosden Residents Company Limited.

The email from Savills 5.12.22 states that the revised Aerial Red Line plan and the revised Framework Plan comprise a very minor change to red line along the North boundary. They have neglected to mention that there have also been changes made to the Southern, Western and Eastern boundaries on the revised Framework Plan and changes to the Eastern and Southern boundaries on the revised Aerial Red Line Plans.

The fundamental fact is that the developers still intend to link into Bridleway 105/6/20. They are not within their rights to create a gap in the hedge as this hedgerow and the land that the bridleway travels over, are owned by Ambrosden Residents Company Limited and is not part of the development site, nor owned by Cherwell DC or OCC. The revised Aerial Red Line Plan acknowledges that, in the area adjoining the bridleway, the development site's boundary is on the North side of the tree line which, in this part of the Aerial Red Line Plan, now reflects the maps held by Land Registry. So, the land to the South of the red line is owned by Ambrosden Residents Company Limited, and the developers have no right to include a new pedestrian access.

From a biodiversity perspective, the developers have not considered what will happen to the existing wildlife. More wild animals have been seen in these fields recently as their habitat has been destroyed by the roadworks and developments around Graven Hill. We are really concerned about where these animals will go if more development is allowed here. The Savill's email says that the developers think that they can 'reinstate historic hedgerows'. They actually intend to remove historic hedgerows that are not even in the ownership of the development site. Once the history has been destroyed it can never be reinstated. Replacing with new hedgerows will not mitigate the loss of historic hedgerows and the associated flora and fauna established over centuries.

Since 5th December 2022, National Highways have recommended that the planning permission should not be granted as they require further assessment of the impact of the development.

The Building Control have no comment to make **at this stage**, this does not constitute acceptance of the planning.

Also, apparently, the original email dated 2nd November 2022 from Ambrosden Residents Limited was amended later in November to show that the property owners are **not happy** with the proposed development. Please would you ensure that the updated email is added to the supporting documents and comments and the original email removed. The views that Preim put forward were not always the views of Ambrosden Residents Company Limited as there was a misunderstanding between Preim and Ambrosden Residents Company Limited. We also are aware that Preim has a business relationship with Bellway Homes, so there could be a conflict of interest.

The email from Savill's mentions a date of 12th January 2023. Please would Cherwell confirm that the consultation period has been extended into future months, which was also requested by National Highways.

Kind Regards  
Theresa Honour

