

Comment for planning application 22/03049/OUT

Application Number	22/03049/OUT
Location	Land West Of Oxford Close And North Of Corner Farm Station Road Kirtlington
Proposal	Provision of eight single-storey and two-storey detached and semi-detached dwellings with access, parking and amenity space
Case Officer	Rebekah Morgan
Organisation Name	Amy Wade
Address	12 Oxford Close,Kirtlington,Kidlington,OX5 3HH
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the planned development on the following grounds:</p> <ol style="list-style-type: none">1. Site access The vehicular access would be on a blind corner with vision impaired due to the brow of a hill obscuring vision towards the higher speed limit outside of the village, this could be dangerous for both vehicles entering the village & those accessing the site. The pedestrian access is not acceptable as there is currently no footpath along Lince Lane & the existing public footpath through the site is not suitable for the disabled & those with mobility issues, nor would it be suitable for parents with buggies/pushchairs as it currently can only be accessed via a stile & a narrow path between an electricity substation & a house. With this in mind the development would become isolated from the rest of the village.2. Classification of the village Currently the village is classified as a category A village, this was correct when classified in 2014 but I would question if it is still correct as the village shop shut down in 2020 therefore removing an important local amenity from the village. Add to that the bus service is currently under threat of being abolished.3. Local amenities The developers have listed multiple amenities which are outside the village, as there are no footpaths or lighting along any of the roads between the villages it is dangerous to walk along these roads & would be out of the question during the hours of darkness, all of these amenities are only safely reached by car. With this in mind I feel these amenities should be dismissed.4. Transport links Currently the 250 bus service between Oxford & Bicester runs through the village with buses running hourly in either direction during the day with no late evening, Sunday or bank holiday services, as mentioned earlier, the service is also under threat of being abolished. I note the developers have included Tackley station as an accessible rail link, this is not the case as the bridalway between the 2 villages is inaccessible during winter as it floods near Pigeons lock. During the dryer seasons it would not be a suitable route for anyone with mobility issues & parents with buggies/pushchairs. With this in mind anyone wishing to commute by train would find themselves driving to the station, increasing traffic flow in & out of the site. Considering the lack of amenities within reasonable walking distance, every household on the site would be heavily reliant on cars.5. Type of property proposed The plan is for 8 large properties, the village does not need more large properties, the village needs more affordable housing & social housing. Considering the size of the properties, they are clearly intended to be family homes, there is no available space in the village school for the influx of children this development would bring.6. Drainage/sewerage The village does not have its own sewage treatment works, the sewage has to be pumped away, this pump is not the most reliable & frequently tankers have to be deployed to take the sewage away. Without considerable investment, I would question any additional loading

on the system.

7. Layout of site

The proposed site layout has been set out in a manner which could be expanded easily, considering previous failed attempts to gain planning consent on the field I feel this is a Trojan horse. Should planning consent be granted there must be a plan which ensures expansion cannot happen such as the houses backing onto the field & the roadway along the existing footpath with no clear access to the remainder of the field. This in turn would provide a greater distance between existing houses & the new houses thus slightly lessening the blow regarding the views being lost, these views have been enjoyed by the occupants of Oxford Close since the 1960's.

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Attachments