

To Cherwell District Council Planning Committee

Date 9 June 2023

From Suzanne Wilson-Higgins, Pipal Cottage, Water Eaton OX2 8HE

Seven specific objection to application 23/01233/OUT

1) Objection to the demolition order for Pipal Barns: on the grounds of Archaeology & Heritage (Planning Statement). Pipal Barns are a non-designated heritage asset and buildings of local interest, supporting notable protected species including roosting bats. The removal of these barns will also have a significantly detrimental impact on the setting of Pipal Cottage which lies only 6 metres away from Pipal Barns. Pipal Cottage is outside the application site, but it is also a non-designated heritage asset and is believed to date back to the same date as Pipal Cottage ie 1750.

2) Proposed Area Access Strategy (Northern Extent) – The **cycleway and pedestrian access** are shown to merge as they come past Pipal Cottage, which cuts across the vehicular access for Pipal Cottage. Any intensification of this route gives rise to a greater chance of accident/injury to pedestrians and cyclists. There is an indicative cycle/pedestrian route shown on the plan which would divert the pedestrian/cycle traffic in a loop around Pipal Cottage/Pipal Barns to the East. However, this would be equally unsatisfactory as it would cause Pipal Cottage to become an ‘island’, encircled by a road to the west and pedestrian/cycle path to the north, east and south, meaning that Pipal Cottage is anything but assimilated into the design of the site.

3) Building Heights Parameter Plan – The height of the buildings immediately surrounding Pipal Cottage are proposed to be 3-4 storey’s high, with a maximum ridge height of 14 metres. Pipal Cottage is a traditional two storey dwelling and so it will be dominated these tall residential blocks which are over double the height of the cottage, which is a non-designated heritage asset. Concerns relate to a loss of light and a distinct lack of design integration into the remaining site.

4) Flood Risk & Drainage - The foul drainage for Pipal Cottage lies within the application site, but it cannot be relocated without the consent of the owner (which the applicant has not received). Any adjustment to the foul drainage must be resolved by agreement before Reserved Matters can be agreed.

5) Proposed Area Access Strategy (Northern Extent) – It is noted that the **vehicular access** to Pipal Cottage is being retained, pending future discussions regarding access from the site during the reserved matters stage. No alternative access measures have been agreed between the applicant and so it is essential that full unencumbered access rights are maintained, until such times that an alternative option is proffered and agreed .

6) Land Use & Access Parameter Plan – Shows the site of the Local Centre to be encircling Pipal Cottage/Pipal Barns. This is at odds with the majority of the other supporting plans such as the masterplan and building heights plan which show residential units in this location.

7) Objection to the removal of the hedge to the front of Pipal Cottage. The hedge should be retained to the front of Pipal Cottage as this provides privacy to the property. In parallel to the hedge, treated water is released to the road drains from the processing plant, any change to that requires consent of the owner.