

Comment for planning application 23/02716/DISC

Application Number	23/02716/DISC
Location	The Stables Main Street Great Bourton Cropredy OX17 1QU
Proposal	Discharge of Condition 5 (Site Development Scheme) of 20/02060/F (Appeal ref APP/C3105/C/21/3268454)
Case Officer	Imogen Hopkin
Organisation Name	C R Dunn
Address	19 Station Road,Cropredy,Banbury,OX17 1PS
Type of Comment	Objection
Type	neighbour
Comments	<p>I OBJECT to this Application for the following reasons:</p> <ol style="list-style-type: none">1. The report regarding surface water flooding and proposed mitigation is too simplistic in its assumptions and fails to take into any account the history of flooding at this locality and local knowledge. Furthermore, there is no Risk Assessment for the impact of the proposed mitigations on the dwellings in the near locality (the Primary School and houses to the north of the railway bridge). The site is located at the base of sloping land and the soil has low permeability. There must be an recognition of the impact of climate change and the likelihood of more frequent extreme rainfall events. It is prolonged and repeated heavy rainfall that is likely to result in an increased risk of flooding. During October 2023, parts of the UK experienced extremely heavy rainfall over 24 - 48 hour periods as a consequence of Storm Babat (e.g. in Suffolk approximately 80 mm and in North East Scotland approximately 200 mm). Such events are becoming increasingly comment in response to climate change and the proposed flooding mitigations could easily be overwhelmed and pose a risk to properties at the end of Station Road in Cropredy.2. Visual Amenity. The site is located between the visually appealing small villages of Great Bourton and Cropredy in open countryside. The visual impact of the patchwork collection of caravans, amenity block(s), vehicles, wire enclosures, close-board fencing is unsympathetic to the rural landscape as the site is clearly visible from Main Street, the railway line and from the top of the hill at Great Bourton.3. Biodiversity and ecology. The unauthorized hard-standing works that have already taken place will have disturbed the natural habitat of flora and fauna and the microorganism distribution in the soil. We are constantly reminded of the ultimate importance of functioning ecosystems to provide resilience for our precious landscapes and quality of air and water. The Application makes no mention of how the site will contribute to environmental sustainability; the planting of trees and hedges and adding top soil is not sufficient. This is an example of how the true value of the biodiversity of our open countryside is being ignored.4. Site occupation. In the recent past, the usage of the site appears to have changed several times. In addition to what appears to have been the operation of a commercial construction enterprise, the site was used during the summer of 2023 as a Wildlife Sanctuary and Bird of Prey Centre open to the public; this operation subsequently closed after a short time. <p>In conclusion, the Applicant has a poor history of compliance with Planning conditions as evidenced by the unauthorized development of the site without permission and failing to satisfy other conditions. There is concern in the community that should the Appeal be upheld, there will be future attempts to expand the occupancy and change the use of the site by attrition and creep, whether permitted or not. Given that there are other established sites for travellers in the locality and the limited scale of this particular Application, there is no sound justification to develop the site any further and sacrifice open countryside and the environment in the process. The land should be returned for mixed agricultural use in keeping with the surrounding locality.</p>
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Attachments	