

*High Acres Farm
Great Bourton
BANBURY
Oxon OX17 1RL*

24th October 2023

Head of Planning
Cherwell District Council
Bodicote House
BODICOTE
BANBURY
Oxon OX15 4AA

Dear Sir/Madam

RE: 23/02716/DISC Discharge of Condition 5 (Site Development Scheme
of 20/02060/F (Appeal Ref APP/C3105/C/21/3268454
THE STABLES MAIN STREET GREAT BOURTON

.I wish to make the following comments which I consider valid reasons for the refusal of this application.

Permission was granted by the appeal Inspector for one Gypsy/Traveller family only subject to certain conditions being first approved by CDC. I am not aware that any of these conditions have been met and now not just one but several families are living on the site and not only travellers. Only recently I was talking to a man who said he lived there but he was not a traveller but preferred living in the countryside instead of in the town!

A large septic tank has been installed on the site without any permission but the impervious clay soil will not act effectively as a soakaway and any discharge will enter the ditch and flow through the School garden – why did they go to this expense if the plan now indicates a connection to the main sewer? This connection would be difficult and would likely need to be pumped as the main sewer is on higher ground.

Since the Inspector's report a fleet of lorries has dumped 100's of tonnes of extra unauthorised hardcore further out into the field which will add to the already serious flooding problems.

The site plans submitted do not concur and one shows the public footpath as dog legged when in fact it is straight through the corner of the site! The Caravans are shown to be sited on this newly extended and unauthorised hardcore (in exactly the same position as on the previous application which was refused by CDC) and all this hardcore should be removed. The drainage plan showing a swale would not work as it is shown to be situated on land which is already in flood in winter and times of heavy rain because the lower sump land it once drained to is now filled with hardcore. In my younger days I was involved in installing 100 miles annually of farm field land drainage schemes and never would I ever consider filling up the sump land with hardcore knowing full well that through flooding it would be so detrimental to the neighbour's land including the Parish Council owned land the rent from which funds community projects!

Please see the photographs below which give a good illustration of the problems with this land.



Flooding to neighbouring land because the former ridge and furrow drainage channels below on The Stables and Paddock sites have been infilled with 100's of tonnes of unauthorised hardcore and can no longer drain



Flooding that occurs on site land immediately adjacent to where the proposed swale would be sited and could not work in these conditions

Yours sincerely

B P Cannon

