

*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 would like to make the following comments and objections to the above application.

The Appeal Inspector allowed one Static/Mobile home and one caravan for ONE Gypsy/Traveller family only, subject to conditions.

No 1. The site shall not be occupied by any persons other than Gypsies and Travellers.

It appears to locals that there are 3 families living on the site. A man recently told my husband that he lived on The Stables site but he was not a Gypsy or Traveller but “Just likes living in the countryside rather than a town” ?

No.3 No commercial activities shall take place on the land.

Someone has set up a Freedom Animal Sanctuary and a Falconry on the site and opened it to the public. I understand that this is under investigation by CDC and has now temporarily closed to the public. If one looks at their “Business” Facebook page they are still requesting donations to provide food for the animals and to build new enclosures – including a barn! They have also set up sponsoring of the animals/birds to raise funds. May be non profit making but surely not in accordance with appeal condition.

No 4. The Approved Site Development Scheme shall have been carried out and completed.

The current application is much the same as before to the one refused by CDC in February 2022. The plan for the siting of the caravans is the same as the previous plan refused by CDC where they were sited on the hundreds of tonnes of unauthorised rubble tipped and levelled out across much of the paddock area and this still remains despite many phone calls, letters and photographs to CDC!

The two current site plans show the line of the public footpath. One shows the correct line that goes through the corner of the site and the other shows the footpath with an angle and following the outside of the fence

that was erected at the southern end of the site? The drawing for the close board fencing (PBA4) is the same as the one previously refused as “being a hard urban edge that would be seen from the public footpath” It also has a very urban appearance when looking down from Great Bourton!

The Surface Water & Drainage Plan now submitted seems to persuade that the shallow filter drain behind the caravans leads to the proposed collection swale below. This swale could not possibly work as the land immediately below it is already flooded in times of heavy rain and for most of the winter which is caused by the infilling of the drainage channels in the former sump land above by 100’s of tonnes of unauthorised hardcore. There are already serious flooding issues to neighbouring land and the road and the School at Cropredy that has needed to close at times of flooding.

The application suggests that the foul sewage would be connected to the main sewer pipe which is across the road but this may be difficult as the sewer pipe is somewhat higher than the site?

I once saw a large septic tank being installed on the site without permission – one has to wonder why would they go to this expense if they are intending to connect to the main sewer. Could the intention still be to use this instead?



Hadrcore extending into paddock area

The plan shows the caravans will be sited on this hugely extended unauthorised hardcore. All this should be removed and the caravans sited where the inspector suggested on the original hardstanding under the hedge adjacent to the road.

I trust my comments and objections will be taken into consideration and that will this application will be refused.

Yours sincerely

Rosemary Cannon (Mrs)