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For the attention of Miss C O'Hanlon, Public Protection and Development Management, Cherwell District Council, Bodicote House, OX15 4AA

Dear Miss O'Hanlon,

Land at Tappers Farm, Oxford Road, Bodicote.

Application number 18/00792/OUT

On behalf of Cherwell District CPRE, I wish to object to the above application as follows.

1. The site lies in a sensitive location between the built up limits of both Banbury and Bodicote. Its open nature contributes much to the character and appearance of both these settlements. It currently provides an important recreational use, ranging from car boot sales to hosting an annual fair and circus.

2. The proposed residential use would give rise to potential problems of traffic congestion relating to White Post Road and the adjacent Bishop Loveday School.

3. We would also feel that the certain loss of visual amenity occasioned by the proposed removal of trees and hedgerow would not be outweighed by the uncertain nature of any possible mitigation planting.

4. The proposed development would not occupy any approved or allocated site within the Cherwell Local Plan; and taking into account the number of dwellings already permitted in Bodicote, together with the ability to demonstrate a five year housing land supply, we would consider that the proposed development is neither desirable nor necessary in these respects.

5. The proposed development would be contrary to village policies within the Cherwell Local Plan, including those relating to the coalescence of settlements. We would consider the latter to be a real threat in these current circumstances, and we note that the relevant policies have been well established to resist such pressures. Consequently, such a potential erosion of the identity of Bodicote village should be prevented.

We would therefore express our concerns accordingly.

Yours sincerely,

Andrew McCallum
Secretary, Cherwell District CPRE