

Our Ref: SBU/Timothy J Taylor/19/01177/F

Banbury Office

Date 8 Aug 2019

Castle Link
33 North Bar Street
Banbury
Oxfordshire
OX16 0TH

Bob Neville,
Senior Planning Officer
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

T 01295 273555
F 01295 270081
W brown-co.com

Dear Bob,

Re: Land to the South and adjacent to South Side, Steeple Aston.

I act on behalf of Timothy J Taylor of Brasenose Farm and Rectory Farm, Steeple Aston.

I write in response to the planning application Reference: Planning Ref: 19/01177/F.

The proposed development for 10 two storey residential dwellings with access off South Side, including a pedestrian footway, parking and garaging, landscaping, and all enabling and ancillary works.

The previous applications for 6 houses were withdrawn due to highway concerns on lack of pedestrian connectivity between the site and the village. Therefore, this application for 10 dwellings is proposing various changes to the main road to enable the development of 10 dwellings on the proposed site. The access to this new development is proposed adjacent to the existing agricultural access.

There is no objection to the principle of providing 6 or 10 dwellings on this site.

The objection stems from the proposed changes to the road (South Side) which include the following as shown on drawing 8171225/6110

1. New give way marking on entry to the shared space
2. Priority give-way buildout with signage to diagram 615
3. Give way to on coming vehicles
4. Narrowing of South side to 2.82 metres in places
5. Dropped kerb to lower level footway
6. Section of kerb to be granite setts with 25mm upstand
7. Virtual footway area to be grey colour with 1.5m width 100mm white line with directional (red, white) reflective studs at 5m spacing,
8. Footpath emerging on to shared space
9. Priority over oncoming vehicles
10. 'SLOW' road marking to reduce vehicle speeds

The reason for this objection is because the farmer farming part of his holding all around this site and on both sides of the village uses South side to go and between his holdings. He regularly uses large vehicles such as tractors and trailers, combine harvesters in season and various other farm vehicles to manage his agricultural business. South side is the main access to his holding as other routes are not suitable.


It is noted that the major changes to the road involving narrowing and building out into the road to enable the residents in the 10 houses walk into the village is very focussed on bringing the site forward for development.

This development is not consistent with Policy PD1: Development at Category a Villages because the site is outside the settlement area, it is proposed on agricultural land and would be harmful to agricultural activity if developed for housing, therefore unlikely to preserve the character of the village as the development if it needs to undertake the extensive road works work harm the agricultural business activity which is the backbone of the rural economy.

The principle of development

There is no objection in principle to the development for housing in the village, the objection is site specific because the proposed highway alterations would not allow an agricultural practice that has been traditionally carried out to continue to do so, unless the application can give due consideration to the farming activity to ensure that the farm vehicles can continue to use Southside to gain access to the objector's holdings on both sides of the village.

Yours sincerely

A solid black rectangular box used to redact the signature of Sunita Burke.

Sunita Burke MRTPI
Planner, Senior Associate
For and on behalf of Brown & Co –
Property and Business Consultants LLP
Email: sunita.burke@brown-co.com