

## Consultation by Bourtons Parish Council on proposed development, on land west of Great Bourton. October 2016

In 2015 outline planning consent was granted for development(14/01843/OUT) on land to the west of Garners House, Main Street, Great Bourton, for 33 dwellings, a community hall with car parking, a public open space, landscaping and associated infrastructure. This is being taken forward by a new development company, Hayfield Homes, as the previous company failed financially.

Due to conditions imposed by the CDC planning officer the developers have submitted a new application for the site, which they presented at the village hall on 12.10.16 for public comment. If you were unable to see the plans then you can find them on the Planning Portal online at <http://www.publicaccess.cherwell.gov.uk/online-applications/> and putting 16/01979/F into the search, then look at DOCUMENTS; by visiting CDC; or phone Cllr Leszczynski 750555 to see copies of some of the plans.

In order to meet new criteria imposed by the planning officer and to make the development economically viable the number of dwellings has increased to 43, 28 private houses, 15 shared equity or rented 'affordable' properties, arranged in a different layout.

When the parish council asked opinions on the 2014 Outline application those in favour of the positive gains from the development outweighed the negatives and so we supported that application, which was approved by the planning committee, so the site now carries outline approval.

On this new application parish councillors have been negotiating with the experienced developers from the new company over several months and have liked their approach to the project, which would be a flagship site for their recently launched company. We have already received some negative comments and concerns, and some positive comments, but we want to survey the whole parish again to make sure we have been told everybody's opinion.

To summarise the position as we see it, firstly, on the positive side:

- The development would provide energy-efficient 1-5 bedroom new homes in a rural setting.  
15 of these would be social, 'affordable' 1, 2 or 3 bedroom homes, for shared equity or rent, for which some local people would be eligible.
- Water-use and drainage plans avoid extra burden on the existing system.
- There would be an area of public open space with a playground equipped for young children, which will remain available to the village. (There are only 10 years left of the Gt Bourton playground lease.)
- The parish would be given a modern, well-insulated, community hall, to the value of £305,000, with level disabled access, with parking spaces, and associated land for use for events.
- Money would be spent on redesigning and rebuilding the traffic-calming on Main Street.
- Some new families would make new contributions to the community, including council-tax.

On the negative side, the following have been raised by residents as matters of concern:

- The amount of extra traffic that would be generated, causing congestion getting out on to Main Street, at the Southam Road junction, and going down to Cropredy for the school.
- Too many extra people for existing facilities, e.g. school, doctors, sewage.
- A community hall that we don't need, wouldn't use, couldn't run, couldn't afford.
- The development would change the environment we live in.
- The withdrawal of the 66 bus service makes the new development less sustainable.

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I/we, the undersigned, wish the parish council to  support or  oppose application 16/01979/F (*Please delete as appropriate*) for the reasons overleaf or attached, or I/we  abstain from voting

*Giving your name and address would help us in checking whose views we still need to collect, so relinquishing your right to anonymity would be helpful.*

Names:

Address:

*Please deliver to the mail box at Red House, School Ln, Gt B or The Old Bakery, Spring Ln, Lt B. by Friday 28<sup>th</sup> October*