**Minutes of the meeting of Fringford Parish Council,
held on Monday 18th July 2022 at 7.45pm.**

**Appendix 1**

Objections to **Planning Application: 21/02553/OUT (Land Adjoining The Cottage, The Green)**

1. The proposed site is not in a sustainable location. Fringford does not have access to services such as shops, health services and transport services.  Sustainability has been previously tested in the dismissed appeal at Fringford Cottage Main Street APP/C3105/W/18/3204920. Nothing has changed in this regard.   Should the proposal be approved it would create significant risk of opening up unconstrained growth in an unsustainable location resulting in future planning applications for housing estates.
2. The proposed site is outside the village envelope as it falls within an area of open land outside the built up area of the village and it is currently used for grazing. It forms part of the open countryside which is an important part of the rural nature of the village setting.    The proposal would detrimentally impact the landscape and dramatically change the village setting.   The views in this part of the village would be adversely affected by the building of this relatively dense housing estate.  Impact on the open countryside and rural setting has been previously tested in the dismissed appeal at Fringford Cottage Main Street APP/C3105/W/18/3204920.
3. The proposed development is of a relatively high density compared with the village as a whole.  Nine large 4 and 5 bedroom properties with driveways and garages does not constitute in-fill or minor development, that may be considered for a category A village.
4. The proposal would have a detrimental impact on the closest neighbouring properties, The Cottage, The Paddock and The Bakehouse as it will cause significant overlooking and loss of their current amenity. This goes as far as potentially causing harm to a vulnerable adult living at The Cottage due to his physical and mental health needs. We understand that separate representation will be made with regards to this.
5. The proposal would have an impact on the setting of 3 listed buildings, The Bakehouse, Meadow Barn and Green Farmhouse, detrimentally changing the rural in character setting.   The application does not mention these buildings. Impact on the setting of listed buildings has been previously tested in the dismissed appeal at Fringford Cottage Main Street APP/C3105/W/18/3204920
6. The proposal would have a negative impact on Crow Lane, detrimentally impacting the everyday experience and safety of everyone who uses the lane.   The current narrow rural Crow Lane and village landscape will be detrimentally impacted by large stretches of hedgerow and old stone walls being removed, destroying the distinctive rural character of this entrance to the village. Stone walls are a feature of Fringford and local planning policies actively look to support their retention not their removal.
7. The proposal would have an impact on flooding and drainage risks. The site already floods, impacting the Bakehouse pond causing the property to regularly flood, along with the garage of The Cottage and sewage overflow at the pumping station at the Paddock.

The proposal appears to be contrary to both Cherwell’s Local Plan policies and national planning policy based on the above points of planning. We respectfully ask that the application is refused.