



The Friends of Abingdon
Civic Society

Re: proposal to demolish the bungalow at 5 Northcourt Lane, Abingdon, and erect two four-bedroom houses.

Application number: 11/02669/FUL

This application is a re-submission of Application 11/00219/FUL to which Friends of Abingdon submitted a detailed objection on 1 April 2011.

Although the applicants have made a number of changes to their original application which address some of the points raised by Friends of Abingdon (particularly the height of the proposed houses), our concerns about the additional traffic likely to be generated in Northcourt Lane and the breach of the hedge to allow the construction of a second entry to the site have not been sufficiently addressed.

As pointed out in our previous objection, Northcourt Lane is becoming increasingly dangerous for pedestrians and cyclists. The plans submitted indicate parking for four cars for each property, which will add to the existing problems. In addition, the access is located very close to a blind bend on this narrow lane which is being increasingly used as a cut-through from Northcourt Road to Oxford Road.

With regard to the breach of the hedge, we note that the applicants intend to strengthen the hedge with 'local native species'. However, according to the site plan these will be shrubs. As stated in our earlier objection, replacement of mature trees with shrubs would not be in keeping with the rural ambience of the lane.

Finally, we are concerned that, if this application is approved, it will become a precedent for increasing the density of building elsewhere in Northcourt Lane and the neighbouring areas.

Thus, for the reasons stated above, we hope that this application will be refused.

Mrs R Nichols

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22 November 2011