

Brandon Gate Homes Ltd.
Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire
HP9 1LW

Mrs F. Rose,
3/12a Wing,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

24th January 2011

Dear Mrs Rose,

**Re: Appeal Ref- APP/C3105/A/10/2140169/WF Site at Land Adjacent to The Old
School, Farriers Close, Fringford**

On behalf of the Appellants, I would like to provide the following response in respect of comments received from Cherwell District Council:

- ❖ The southern part of Fringford is composed of large village greens, criss-crossed by village roads and bordered by a mix of developed land and fields. The Appellants site is located in the northern part of Fringford where much of the residential development is located and where fields are replaced with road facing houses set in tree lined plots.
- ❖ While the Appellant does not disagree with the Councils assertion that the Appellants site is one of a number of “small private spaces”, the Appellant would like to state that these “small private spaces” form the gardens of dwellings, rather than a fenced off and, more importantly, isolated piece of land with no residential attachment.
- ❖ The visual prominence of the site and therefore the proposed house has been reduced by the growth of the trees and hedges, certainly by comparison with many village houses which, owing to the layout and topography of the village, tend to be exposed to view. The

proposal will not have a significant presence, despite the Councils and third party representations concerning the sites elevated nature, in either the immediate vicinity or the wider village setting.

- ❖ The village would not become any less loose knit with the addition of the Appellants house. The design, layout and scale of the Appellants house has been influenced by the surrounding pattern of development. The house is located centrally within the plot, surrounded by soft landscaping which is in turn bordered by trees and hedging; thus retaining the rural setting of this part of Fringford. The proposal also provides a new source of healthy tree provision which will improve the existing vegetation and thus strengthen the important amenity feature of the site.
- ❖ The Appellant is not opposed to taking the necessary archaeological measures, such as a field evaluation, however this can be secured via an appropriately worded planning condition.

I trust that all is in order,

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'SOPHIE WAGGETT', with a long horizontal stroke extending to the right.

SOPHIE WAGGETT
Assistant Planning Manager