

Cherwell District Council,  
Planning and Development

12 Turnpike Road,  
Caversfield,  
Bicester,  
Oxon  
OX27 8UP.

4/8/13

To

**Re Planning Application Ref. No. 13/01056/OUT**

As a resident of Caversfield, I wish to register my objection to the above planning application, on the following counts:

**Traffic:**

- A development of 200 homes will lead to an increased volume of approximately 400 cars. This will therefore significantly increase traffic on the Fringford Road, particularly during the rush hours. Traffic heading north is likely to use Thompson Drive as a 'rat run' to get to the Buckingham Road A4221, whilst eastbound traffic will use Skimmingdish Lane. The turn southwards from this onto the A4221 is already quite dangerous, and leads to very pushy driving to get out of Skimmingdish Lane. This will therefore be worsened by a further increase in traffic.
- Note that the traffic on Skimmingdish Lane will already be significantly increased by the 'Garden Quarter' conversion development on the road. The car volume from a further 200 houses at the end of the same road will create an unacceptable increase in traffic levels.

**Development requirements:**

- I understand that the land at South Lodge Stables has not been identified as part of the Bicester master plan for development. Neither does it feature in the emerging master plan. Therefore it would seem that the future housing needs of Bicester are being met without need for the use of this land. Surely this means that this development is not meeting a need, and is therefore unnecessary?
- A large development is already taking place on Skimmingdish Lane – namely 'The Garden Quarter.' This small area therefore does not need further development.

**Water:**

- Thames Water has already stated that the water pressure in the area is at the low acceptable range. To add more water demands will then reduce the pressure levels to unacceptably low.

- The drainage and sewage infrastructure of the area is already under strain, and the residents of the Lodge property have reported recent flooding. This will inevitably worsen once the area is built on and drainage is further reduced.

**Infrastructure:**

- Southwold school is the catchment area for children in Caversfield village. This is already at capacity, and there are minimal schools places available in Bicester as a whole. The building of a new school within the Eco Town is some time in the future; therefore there will be very little capacity for the town to absorb the children of this new development.
- The increase in traffic will also cause safety issues for children getting to and from school. I understand that they will be encouraged to cycle; but the Fringford Road is already subject to speeding traffic during daytime and evenings, and there would be significant safety issues with children cycling on an increasingly busy road.
- Note that the surface of both this road and Skimmingdish Lane have very poor surfaces, which would further increase the risks to child cyclists.

**Village Identity:**

- I feel very concerned that this development would signal the beginning of ribbon development along the Fringford Road. This is outside the Bicester boundary, and would lead to the further encroachment of the town into the village.
- The Eco Town will already take up a large proportion of Caversfield ward, and the area of South Lodge Stables and up to Caversfield House needs to be kept as a green buffer. Caversfield House and its' church are also listed buildings, and to have another contemporary development so close to its boundary will also degrade its contribution to the character of the village.
- Note that the village voted strongly against the erection of lights along Skimmingdish Lane, in order to prevent light pollution and maintain the rural nature of the area. It would be important therefore not to have street lights in the new development, as this will create significant light pollution.

Note that Caversfield is a Category C village. This category does not allow new build developments. The Garden Quarter is a conversion, not a new build.

I trust that these issues will be taken into consideration.

Yours Sincerely,

Geraldine O'Meara