

**Planning Inspectorate Reference Number: APP/C3105/W/23/3315481**

**Cherwell reference number 23/00086**

Described as Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford.

Fringford Study Centre no longer exists there should be a later land registry entry for The Old School

Proposal: Erection of 4-bedroom detached dwelling with garage and access on to Rectory Lane. Land is known locally as The Copse.

**There are factual inaccuracies in the Planning Statement:**

**Paragraphs 2.4 and 2.5** There is no longer a bus service in Fringford so there are no suitable transport links required to make development in Fringford sustainable. *Fringford is quite simply not a sustainable location in terms of access to services and facilities to meet the day to day needs of residents.*

**Paragraph 2.8** makes no mention of the old stone wall which will need to be removed to provide access to Rectory Lane. These walls are one of the classic features of this historic village.

**Paragraph 3.1 Planning history.** The statement that this is all the planning history on site is manifestly untrue.

Under planning application **97/01764/REM** permission was granted for building four houses which was subsequently named Farriers Close. Under the conditions for this approval the copse area "shall at all times thereafter be maintained as a woodland area" . It can be seen from the accompanying plans that there were at that time 19 trees in the copse area . Tree preservation orders were subsequently applied for because the central part of the copse area was cleared in direct contravention of this planning requirement, bluebells and other wild flowers were destroyed. There are now only seven tree on the site.

*If public trust in the planning system is to be maintained then developers should not be permitted to ignore such planning constraints.*

Under planning reference **98/01784/F** an application was made on 5/10/1998 for a 4 bedroom house, this planning application was refused.

This application was appealed and this was refused on 20/10/1996.

**Paragraph 4.5** refers to suitable visibility provided. As the site opens onto a bend this is clearly an impossibility. The street scene drawing included in the application is grossly misleading as it makes it appear that the driveway opens onto a straight road, not as is actually the case a bend on a road that serves a total of 31 properties not as stated in Paragraph 2.6 "a few properties", the majority with at least two cars and with multiple deliveries including for oil and coal (there being no gas supply in the village). The lane is narrow, older properties do not all have off street parking and there is no pavement. Nor does the street scene show the existing stone wall and the elevated nature of the site.

A house on this site would have an over-bearing effect on Pringle Cottage, which probably dates back to the 18<sup>th</sup> century and, whilst not listed, is one of many buildings in Fringford. Including the adjacent Old School and the School House that contribute to its unique character.

In the appeal decision dated 14<sup>th</sup> February 2011 the inspector stated “However, in this case I have attached greater weight to LP policy C33 which seeks to ensure that undeveloped gaps of land are retained where they play an important role in, among other things, preserving the character of a loose-knit settlement structure. *Nothing has changed that should overturn this decision.*

*It is hard to understand how tree roots will not be affected by the necessary excavation to form a driveway to an elevated site on clay soil.*

To reiterate my comments made in 2020 I find it reprehensible that this application has been submitted yet again when it has been refused previously , including through appeals. This land was designated as a wildlife area, though the landowner has cleared it and not maintained it in the way the planning authority intended. I believe the landowner should be required to reinstate it to bring it back into use for its intended purpose and not further impact on the open nature of the village by having a modern property that will detract from the Old School, Old School House and Pringle Cottage which make a very attractive corner of our historic village.

28<sup>th</sup> July 2023

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