

Ms Sarah Greenall
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

27th August 2019

Dear Ms Greenall,

Re : Application Number 19/01271/F

As requested I am writing to formally advise the planning committee of my objection to this application. The reasons I will outline below –

Highway Safety – No doubt you will be aware of the number of traffic incidents that have occurred where our shared driveway (utilised by all freeholders on the estate) at Brashfield meets the A4421. So much so that there is a speed limit sign less than 10m from the entry/exit point. There are several accidents there annually, as drivers are at high speed approaching the turning for Stratton Audley and have insufficient time to stop if other vehicles are exiting the A4421 into Brashfield House or toward Stratton Audley village. We almost had a fatality here recently and should the population of the Brashfield House estate be increased via additional housing, I feel that fatality will have been drawn nearer by the granting of planning permission.

Effect on listed building and conservation area – Brashfield House is a Grade 2 listed house, one of only three I believe in Caversfield. It is also central to the Conservation Area that covers the airfield at Bicester, and was critical in both world wars as a command facility from which the war efforts were managed. The bothy was and still is part of the Brashfield Estate. The development proposed is far from in keeping with the conservation area. The bothy was in fact a single storey stable block, and as such when planning was originally given to convert it into a home, it was conditional upon it remaining single storey. You will see in plot 2 plans that it is now being proposed as two storey, and therefore any recognition of it's origin completely disappears. The plans also show the demolition and removal of all of Brashfield House's kitchen garden, a facility central to life in the household for all residing on the estate. It was literally the food of it's existence. Yet now all sign of it is being proposed to disappear. How can this be remotely described as having a positive effect on either Brashfield House or the conservation area?

Layout and density of building – The layout of the buildings proposed do not sit on it's existing footprint. It has been considerably extended in these plans, and we believe in the past without having gained planning permission. In plot two the layout proposed could easily accommodate 6 or 7 bedrooms in actuality. Vaulted ceilings are now proposed for a building that was originally specified by Cherwell District Council was to remain as single storey. Significant new outbuildings are being proposed (garages

and workshops) within both close proximity to Brashfield House. I think there are guidelines that protect listed buildings against such development within a conservation area that should be adopted here.

Design, appearance and materials – The design of the properties proposed will be nothing like the existing upon completion were it to be so. The volume of glazing proposed is extensive by comparison, the footprint significantly larger, the proposed garages are intrusive by nature in the context of Brashfield House. Overall the buildings proposed will be very modern in appearance, much like most modern day homes, not at all like the stable buildings of Brashfield House as they were and not at all in keeping with the surrounding buildings, it's history, architecture or heritage.

Road access – As before in my first point relating to highway safety.

Brashfield House has been home to many historic events over the years from being central to both World Wars, having had a famous Maori Princess in residence for more than 20 years, before passing and buried in Launton Church, to the entertainment after WW2 of the former Serbian Royal Family for a period. It is steeped in history, architecturally unique in the area and abundant with rare plants and trees throughout, having been owned by a former Queen's botanist, sent worldwide to seek out new species. It is an estate we passionately work to maintain, protect and preserve. I do hope in rejecting this application that you will help us conserve it for generations more to come.

Your Sincerely,

John Waters

From: John Waters
Sent: 29 August 2019 10:55
To: Sarah Greenall
Subject: 19/01271/F Formal Objection

Dear Ms Greenall

I am so sorry to mail you directly, but for some reason I could not get my letter of objection to upload on the planning portal. Our IT people tried to help, but to no avail. I really did not want to miss the deadline, as we at the Brashfield Estate are passionate about its' preservation, conservation and protection. My letter is that of a lay person when it comes to planning matters, but I hope that you will consider it's content in terms of objection along the lines described, but also in terms of how this proposal will affect Brashfield House in terms of visibility when the deciduous trees proposed go through their Autumn and Winter cycles annually. Should it help, and might you require photos of Brashfield House, I would be more than happy to forward, you would immediately see that which is proposed is not at all in keeping with historic nature and architecture of the listed house and conservation area surrounding.

Your support would be greatly appreciated with this matter, and should a visit to Brashfield assist you in your deliberations, we would be more than happy to welcome you.

Many thanks

John

John Waters – Director - Orion Electrotech Ltd
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