

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	John Fargin
<b>Address</b>	Bancroft, Rectory Lane, Fringford, Bicester, OX27 8DX
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I would like to object to this latest attempt to build on this land that has been defined as public open space. The original planning permission for Farriers Close included a condition relating to the retention of the copse. This copse was to be "replanted, fenced off and at all times thereafter maintained as a woodland area in the interests of the visual amenity of the area and to ensure the creation of a pleasant environment for the development. Two earlier applications have been made to build on the copse. Both were refused and both had appeals dismissed. Both appeal dismissal findings primarily focused on the harmful effect that the proposed development would have on the character and appearance of the area. The proposed development also requires the destruction of trees that have a Tree Protection Order on them, normally such destruction would warrant a 10,000 fine! How can it be remotely possible for this legal order to be ignored? Other protected trees in the copse are also very likely to be damaged during the construction process. The trees form an important visual barrier between the old traditional houses of Rectory Lane and the modern development of Farriers Close. This I understand was a key reason for the copse to be set aside as part of the permission to build the new houses. Much wildlife would also be lost. The proposed site is elevated from Rectory Lane and any dwelling built upon it would create an overbearing impact on the area and would be seriously detrimental to the street scene of Rectory Lane. It would seriously overlook Pringle Cottage on the opposite side of this narrow lane. The elevated site would require a steep ramp, entrance/exit on to the apex of a blind bend of a narrow lane which would inevitably lead to accidents as residents or their visitors reverse into the lane. The lane is much used by walkers in spite of the lack of a footway and street lighting. The village of Fringford has limited facilities and recently its regular bus services was withdrawn, making the location even less sustainable than it was. Every single new house in Fringford will add to the challenge of climate change as residents travel by car to access essential services in Bicester or Buckingham. I understand that it is Cherwell's Local Plan policy to focus new house building primarily on Bicester and Banbury the larger more sustainable villages to protect the rural nature of the smaller villages. In summary, nothing has changed since the earlier refusals and appeal dismissals apart from the relocation of the entrance from Farriers Close onto the far more dangerous Rectory Lane, designed simply to attempt to get around the Tree Protection Orders. Regards John Fargin</p>
<b>Received Date</b>	24/08/2020 08:57:06
<b>Attachments</b>	