

Comment for planning application 24/00245/OUT

Application Number	24/00245/OUT
Location	South Lodge Fringford Road Caversfield Bicester OX27 8TH
Proposal	Outline application for demolition of existing structures and erection of up to 99 dwellings, access, open space and associated works with all matters reserved except for access
Case Officer	Andrew Thompson
Organisation Name	Kath Greco
Address	27 Woodcote Road,Caversfield,Bicester,OX27 8UB
Type of Comment	Objection
Type	neighbour
Comments	<p>The last time this housing estate was proposed it was rejected on the grounds it would not be appropriate for the village of Caversfield, and this still holds.</p> <p>1) The infrastructure of a) water supply and b) roads would not support it.</p> <p>a) The village of Caversfield has suffered severe water problems for over twenty years and this is because when the MOD sold the Rowans Estate to the Management Company, the clause that was included in the legal conditions for the sale i.e. that the water system would be adopted by the local Water Company and individual meters installed for each house, was quietly dropped. Unfortunately, no one in the Council or the MOD, to my knowledge, pursued this abrogation of legal conditions by the management company, and therefore the village is in a constant water crisis, with overflowing sewers when it rains and over twenty years of water pressure problems due to leaks in a system that is insufficiently maintained. Because the Management Company operates as an unelected dictatorship, and claims that no decision by residents over the water supply can be taken unless there is 100% agreement by every resident (including absentee landlords, who are not interested in anything involving costs) there is nothing that the residents can do to address this. This is not only a cost problem for residents, all of whom have to pay the same bill regardless of house size or occupancy, but an environmental problem, because in the absence of water meters there is no check on water use. There is absolutely no way that this proposal should go ahead without addressing this situation. If any water at all is taken out of the Caversfield water network, the water supply system will literally collapse under the strain. If the developers are allowed to build then I think the Council should make it a condition of development that they have to make an infrastructure payment to get all of the Caversfield water supply properly adopted by Thames Water.</p> <p>b) The village has recently moved to a 30MPH zone. This is because the Fringford Road is a quiet road which is the main gateway - and the safest one - out of Bicester into the beautiful local countryside and villages beyond for cyclists, joggers and walkers. To add nearly 100 houses to the village will increase traffic and make it far more dangerous for cyclists to use the Fringford Road. Fringford Road, far from being asked to support more housing, is crying out to be made into a Green Route so that cyclists can be further protected by lower speed limits. If Bicester is serious about being a Garden Town, this proposal will be rejected.</p> <p>2) The character of the village of Caversfield would be adversely affected. The people of Caversfield have chosen to live in a village without a shop or a pub, where the main activity is dog-walking/jogging etc. in open countryside. The air is fresh, the paths across the fields beginning in Caversfield stretch for miles, and the very nature of the village is rural peace. Adding this many new houses to the village would be out of all proportion to the village and would change its character. Not only do the residents of Caversfield regularly take the public footpath opposite the top of Springfield Road across the fields, but joggers and dog-walkers from Bicester actually drive out to Caversfield to enjoy the unspoilt country views from the fields that the public footpath leads through. If this housing estate were built, this unspoilt countryside would be completely blighted by a view of little boxes, no doubt all identical and without any character. I would respectfully request that the officers making a decision on this application walk along this footpath themselves, so they can see how well used it is and how this beautiful outdoor exercise space would be utterly ruined by a housing estate. There is no other outside space in Caversfield for leisure (unless you count the MOD park, which is private and its access to residents could be removed at any time),</p>

and no allotment space despite this being requested for years by residents, so this wide open space across the fields is vital as a place to walk and exercise in peace for local residents, for psychological well-being as well as physical exercise.

3) There is no housing need. With the building of Kingsmere estate, the Self-build project and the Eco-village on Banbury Road, Bicester has expanded out of all proportion to its town-centre. The countryside has been eaten up by development of the worst possible design of identikit houses and meanwhile the town centre is dying, with nowhere of any significance to see theatre, live bands, art or anything else. The town has become a dormitory town as builders cash in and noone develops any leisure facilities beyond a library and a commercial cinema in the centre of town to match the new housing. People choose to live in Caversfield deliberately, to be in a quiet village with the unspoiled countryside and low traffic the main draw. It cannot possibly be justified to let developers profit at the expense of the well-being of existing villagers when there is clearly no additional housing need at all.

Please reject this planning application and continue to protect the village of Caversfield from inappropriate development.

Received Date

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Attachments