

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	
Name	Ginny Hope
Address	Bakery Cottage, Main Street, Fringford, Bicester, OX27 8DP
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection submitted by Fringford Parish Council. This application is outside Fringford ward, however, the Parish Council believes there will be negative impact on the open countryside and potential to set a precedent for sporadic development in the greenbelt between Caverfield and Fringford.</p> <p>The Parish Council objects to this application for the following reasons;</p> <ol style="list-style-type: none">1. The proposed site is outside the built up envelope of Caversfield village and is currently an agricultural field in the greenbelt. Such a proposal for 99 dwellings, a single access on to Fringford Road would effectively serve to join Caversfield village to Bicester. <p>The Cherwell Local Plan identifies a green buffer between Caversfield and Bicester which should be retained.</p> <ol style="list-style-type: none">2. Caversfield is a small category C village and is not a sustainable location for such a development. This means that the proposal is contrary to Cherwell's Local Plan where development is only allowed in sustainable locations. The Bicester Elmsbrook Eco-town development is within close proximity to the proposed site and the Cherwell Local Plan housing policy clearly identifies Elmsbrook as the focus for housing development in that area of Bicester. Therefore, speculative applications such as this on greenfield sites can justifiably be refused to prevent sporadic development in the open countryside. Aunt Ems Lane is very much a country lane in nature and appearance.3. The adjacent sections of land contain listed buildings such as Caversfield Church and what was previously RAF Bicester The Garden Quarter. The proposed development site would be clearly visible from both areas with listed buildings, creating an urbanising effect and negative impact.4. There will be a negative impact on the wildlife and biodiversity of this land.5. Nothing has changed since the previous appeal decision reference App/C3105/A/13/2208385 Land off Fringford Road Caversfield (May 2014). This appeal was dismissed by the Planning Inspector on the grounds that it was contrary to the Cherwell Local Plan housing policy and that it would cause harm to the rural landscape and the setting of listed buildings. The appeal also considered the impact on the risk of flooding in concluding it should be dismissed. The Parish Council urges the planning team to consider the reasons for this appeal dismissal as still being relevant. <p>We respectfully ask for this planning application to be refused.</p> <p>Ginny Hope Chair Fringford Parish Council</p>
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Attachments	