

## Planning Consultation

Application no 24/00245/OUT

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

Location : South Lodge, Fringford Road, Caversfield

I strongly object to the outline planning application.

My objections are as follows

1. History of the site: South Lodge Riding and Equestrian centre. The site was granted planning permission on appeal for the erection of a dwelling house and single storey annex for a groom subject to a condition limiting their occupation to persons solely employed at that establishment, or their dependents. The owner suggested that the equestrian use has lapsed. However riding lessons are still held at the site. If the site no longer has a business use, that would be at odds with the reasons that the planning permission was granted for the house and annex. It should therefore be considered as a sports venue. The local plan promotes community facilities, such as sports venues in order to deliver social, recreational and cultural facilities and see that the community needs.
2. A planning application dated 9th July 2013 for 200 dwellings was refused on 4th October 2013. Nothing has changed in Caversfield since this time, so the reasons for dismissal should still hold strong.

3. Cherwell district council Local Plan 2011-2031

The inspectors report states: *The most sustainable options for new housing in the Bicester area have been identified. All the selected strategic sites for new housing in Bicester are viable and deliverable. Accordingly it is not necessary to consider in any detail any alternative or additional sites to those identified in the plan: NW Bicester - Well established*

*Graven Hill*

*SW Bicester - Phase 2*

*SE Bicester*

*Heyford Park*

4. Cherwell district council Local Plan adopted 2015

Part 1 reviewed February 2023

Paragraph 12: *The council has exceeded the housing delivery test published by the government.*

5. Caversfield is a category 3 village. Local policy seeks to encourage a sustainable pattern of development in locations with better access to facilities and services. Villages with a limited range of facilities such as Caversfield are considered to be appropriate for new development in the form of infilling and conversions only.

6. In the proposed planning application the planning statement, Principle of development 5.3 states *the proposed development has been designed as an expansion of Caversfield.*

Caversfield does not require or welcome expansion.

7. The site would not relate to the existing settlement. In fact the outline plan refers to "A new community". The character of the village will not be maintained as the houses around the site are substantial detached properties.

- 7a The proposed housing is likely to result in an isolated bubble of housing development,

separated from the rest of Caversfield with no community services or facilities of its own.

8. Caversfield is not part of Bicester nor the NW eco town. It is a small quiet village.
9. There will be visual intrusion into the open countryside.
10. Travel patterns would be overly reliant on the private car as there is no direct bus route through Caversfield.
11. The area floods after sustained rainfall, often reaching the gardens of the houses on the perimeter of Fringford Road. Indeed, two years ago the Old Vicarage sustained major damage from flood water entering the property.
12. Loss of habitat: This has already occurred due to the development at NW Bicester. The area has sightings of deer, bats and badgers. The ancient hedgerows support a multitude of wildlife.
13. Light Pollution: Although the Outline planning application addresses light pollution, Caversfield remains a largely dark village with no street lights along Fringford Road. ( at the request of the villagers). Any extra light from up to 99 dwellings with possible security lighting would greatly impact the night sky.
14. Listed buildings and heritage: Caversfield church, Home Farmhouse, Caversfield House. The appeal inspector at the previous planning application stated that *the historical association of this group of buildings together with surviving layout and buildings to the house, amounts to a heritage asset of some significance. On account of the position of the group of buildings, within estate farmland which was part of their function, the farmland appearance of much of the site makes a substantial contribution to their combined significance as a heritage asset. The setting to this important group is of particular significance. Therefore the houses would cause significant harm to the joint setting.*
15. Bicester Vision 2040 Draft Plan.

Protect and enhance areas of ecological importance and historic value.

*The plan sets out a proposed distribution of new housing across the district and suggests two additional housing sites. (a) South of Chesterton/NW of A41 (b)SE Wretchwick Green. An extension to existing NW Bicester providing an extra 1,000 houses over that already identified.*

*Core Policy 73. Delivery of green and other strategic infrastructure in the Bicester area.*

*Establishing an urban edge park around the outskirts of the town, by protecting the existing network of green spaces.*

Rural Areas Vision 2040.

*There is need for some limited housing and employment development in our larger and more sustainable villages with most opportunity for sustainable travel choices, particularly those better connected by public transport to urban areas.*

Caversfield is a small village with no direct public transport.

*To protect the identity and character of our villages and rural areas and avoid unplanned development in the open countryside.*

The identity of Caversfield would not be protected with this development.

*The development of new housing to be directed to larger and more sustainable villages than*

*smaller villages.*

Rural areas Strategy.

*Tight management of speculative development.*

*Protection and enhancement of our environmental and heritage assets.*

Housing.

*8.5 We need to carefully manage development pressure to provide for local need to be met in a way that benefits communities, does not lead to unacceptable pressure on local infrastructure can be supported by sustainable and active travel options and which does not cause damage to the environment that makes our rural areas attractive and distinctive.*

This development does not benefit the community of Caversfield. It causes pressure on the local infrastructure, especially water, power and traffic. It would cause damage to our rural area. National guidance states that rural housing should be located where it will enhance or maintain the vitality of rural communities. **This development does neither.**

As this planning submission comprises an outline planning application for residential development with all matters reserved save for access, I feel it unnecessary to comment on the details of the scheme as these will be determined at a later date.