

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	Alan Tennant
Address	Prospect House, Fringford Road, Caversfield, Bicester, OX27 8TH
Type of Comment	Objection
Type	neighbour
Comments	<p>In the Cherwell Local Plan 2011-2031 Caversfield is listed as a Category C village so only extensions and infill houses are permitted so this application should be refused. The previous application for this site in 2013 was refused at every level up to and including appeal. The applicant either dismisses as invalid or claims it will overcome all of the many valid grounds on which the planning inspectors reached their decision. The applicant claims this application must be granted because the Cherwell Local Plan is out of date and does not have a 5 year housing supply plan. Neither statement is true.</p> <p>The village is a rural setting; no shops, no pub, no bus service. There are no streetlights on Fringford Road which will be the only access to the estate for vehicles and pedestrians.</p> <p>The traffic impacts would be noise, pollution and, most importantly, safety. -> Access would be to/from Fringford Road, which is narrow and busy and is already well-worn by the traffic. Much of the traffic will then use Aunt Ems Lane which is even narrower and made dangerous by a blind-corner at one end and a difficult junction at the other end on to the busy B4100. -> In the building phase the applicant says that heavy duty vehicles visiting the site may exceed 50 per day. Aunt Emms Lane is signposted to say it "Unsuitable for Heavy Goods Vehicles" The applicant's Acoustic Air Survey was carried out 26-31/7/23 during the school holidays when traffic was unusually light so it is not a valid measurement. -> The applicant's Transport Assessment Report forecasts additional vehicle journeys per hour based on peak periods 08.00-09.00 and 17.00-18.00 at around 55 (but numbers differ in points 6.5, 7.13 and 8.12). Whatever the number it seems low. I suspect this is based on a statistical average without taking account of the lack of facilities in the village and the difficulties to walk, cycle or bus. And how many school runs will there be before 17.00? And how many trips to shops, nurseries, leisure facilities, etc will there be? And how many deliveries to the site will there be per day to the 99 houses? -> In several places in the applicant's package the point is made that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' I believe there would be both; an unacceptable impact on highway safety and severe cumulative impacts on the road network.</p> <p>Drainage/flooding is a major concern. The site is often water-logged and spreads to adjoining gardens, of which ours is one. Indeed, the applicant says that drainage couldn't be measured at this south west corner of the site as there was too much water in the bore-hole! The applicant says that this area of the site will be raised by at least 40mm to allow drainage by gravity. More water will be displaced from the site onto our garden so I assume we are to be flooded.</p> <p>Wildlife will suffer. The site is a thriving environment for many animals, birds and insects. Among the wildlife which frequently visit our garden are badgers, foxes, deer, rabbits, squirrels, pheasants, partridges, woodpeckers.</p> <p>Our privacy would suffer as the proposed plan would have four houses looking on to our house and garden.</p>

The site is not vital to the Local Plan to provide 6,000 houses north of Bicester as the applicant claims. It is a profit-making scheme which would be to the detriment of the rural environment and to residents of Caversfield.

Received Date

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Attachments