

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	Kim Tennant
Address	Prospect House, Fringford Road, Caversfield, Bicester, OX27 8TH
Type of Comment	Objection
Type	neighbour
Comments	<p>Caversfield, in the Cherwell Local Plan 2011-31, was listed as a category C village - building would be restricted to infill and extensions only.</p> <p>The applicant is seeking planning permission and says that The Cherwell Local Plan is more than 5 years old and therefore out of date. This results in Caversfield having no categorisation therefore no protection for any land being used for residential development. The applicant says that Cherwell does not have a 5 year housing supply plan and has not met the housing numbers that it committed to. The applicant says in this absence of an adequate supply of housing the 'tilted balance' rule will apply and therefore planning permission should be granted. ('tilted balance' is where local authorities are having difficulty updating local plans or if there is no plan or no 5 year housing supply. This results in opportunities for speculative planning applications to come forward in favour of sustainable development.) This is untrue - the Cherwell Local Plan 2011-31 is in fact active and they have a 5 year housing supply plan in place.</p> <p>The applicant says the proposal will provide 'sustainable housing' and that the benefit of such housing will outweigh the few negative impacts. I disagree. The Eco Town is providing adequate amounts of sustainable housing.</p> <p>Our village is made up of a number of 'estates' with one main road running through with a few houses along this road. We have no community centre, no shop, no pub, no school, no bus service. No facilities whatsoever. This new development will be another 'estate'. It is being marketed as fully 'sustainable' so will become an Eco development contributing nothing to the village - a large development with a single entry point. In fact it will drain what utilities are served to the village, in particular water. We all already suffer from low fresh water pressure and Thames Water state they can only service 50 out of the intended 99 properties. Much work over an 18 month period will have to be carried out to provide for these additional properties.</p> <p>The access road will feed onto the very narrow, very busy Fringford Road. The additional traffic from 99 properties will have a massive impact on the traffic situation throughout the day. Factor in deliveries and visits and the situation becomes worse. The three main exits from the village are already congested during busy periods and the use of the country lane known as Aunt Ems Lane creates a real danger at its junction with the Fringford Road which has extremely limited visibility from the right.</p> <p>On a personal note, our property borders the site. We have an abundance of wildlife visit our garden day and nights, including birds, deer, badger, rabbits, foxes and more. Their habitat will be totally destroyed.</p> <p>Our privacy will be compromised - the current plans show 4 properties overlooking our garden.</p> <p>The south west corner of the site floods - this then runs onto our garden. As I write the ditch that runs along the bottom and the side of our garden, which was dug by previous owners of the site to facilitate the amount of drainage needed on the site, has water in it two feet deep. The Flood Risk assessment report states that the rate of drainage could not be measured in this area as water was not draining away in the investigation borehole. The intended development also proposed to raise this area by at least 40mm to aid gravity drainage. This will result in our garden being lower than that of the new development - more water in our garden then?</p>

This planning application is almost identical to the one submitted by Cala Homes ten years ago - except with less properties but with the same density of build. It was dismissed on appeal. Nothing has changed. The same reasons apply to refuse the application as before. The development is not in the right place. It should be part of the Eco Town area where facilities are in place and massive disruption is not necessary to current residents in a quiet village. Where current utilities will not be put under more strain than they already are. Sustainable housing is already being provided and planned for on the Eco Town site.

The site is not being offered on the grounds of some moral commitment to provide much needed housing in this village setting. It is the result of a landowner wanting to sell off land and an agent who thinks they can manipulate the system by discrediting the local council in order obtain planning for a development that will cause much harm and imbalance to this local community.

I strongly object to this outline planning application.

Received Date

23/02/2024 12:37:52

Attachments