

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 Brooks
Address	The Gatehouse, South Lodge, Fringford Road, Caversfield, Bicester, OX27 8TH
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the above planning application.</p> <p>General grounds.</p> <ul style="list-style-type: none">- Caversfield is a quiet village, it`s rural atmosphere is very vulnerable to the widespread development around Bicester, & risks being subsumed. <p>There is no benefit to the village from this plan, quite the reverse.</p> <ul style="list-style-type: none">- Highway safety. With the poor public transport & absence of amenities the inevitable marked increase in traffic will be mainly directed up & down the narrow Fringford Road towards Bicester with a significant proportion using the very dangerous junction to the even narrower Aunt Emms Lane, together with the similarly difficult junction of Aunt Emms Lane with the Banbury Road B4100. Of significance is the further traffic load which will occur when the multiple empty houses adjacent to Skimmingdish lane become occupied.- Wild life. The affected fields provide habitation & passage to deer, badgers, foxes, hedgehogs, rabbits, moles, amphibians & reptiles, together with many birds including, apart from common garden & countryside species, herons, pheasants, woodpeckers, owls, kites & buzzards.- Historic buildings. St Laurence Church & church yard, Caversfield House are adjacent, but most damaged will be the environs of the Gate House, which is approximately 200 years old & among the most notable in the village.- Flooding/ drainage. The field adjacent to Fringford Road, apparently one of the higher areas of the site, is frequently waterlogged. The tenuous drainage system runs under the Gate House land & also adjacent to it emptying into the unmaintained open ditch adjoining Prospect House.- Infrastructure. Roads, drainage as above, there is no other. <p>Specific to the Gate House.</p> <p>Of note is the erroneous naming, on one of the Richborough plans, of the Gate House as South Lodge.</p> <ul style="list-style-type: none">- Environment. The destruction of the adjacent field would immeasurably damage the quiet delightful rural environment of the Gate House.- Security. The opening up to general pedestrian & cycle transit of the track immediately adjacent would destroy any existing security & necessitate building major boundary structures. Once opened it`s position would invite general vehicular entry including delivery vehicles.- Access. The sole vehicular access to my property is through the existing wooden gates off Fringford Road & along the track. I have right of access along this route and I understand it is an Agricultural Byway. The benefit of emergency vehicle access along this track to the general development is unclear, though I have no objection to this as long as it is satisfactorily managed.- In summary, there is no benefit to Caversfield from this proposed development but major disadvantages both to the village and the vulnerable surrounding area.
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Attachments	