

Cherwell District Council,  
Planning Department.

12 Turnpike Road,  
Cavers•eld,  
Bicester,  
Oxon  
OX27 8UP

23/2/24

Regarding Planning Applica•on 24/00245/OUT.

To Whom It May Concern,

As a resident of Cavers•eld, I wish to register my opposi•on to the proposed development above on the following counts:

**Cavers•eld is a Category 3 village.**

This development would not •t either category of permi•ed development, ie in•ll or conversion only.

**Previous Applica•on:**

The previous applica•on made in 2013 by Cala Homes for development of this land was rejected. Although the number of homes ini•ally proposed in the current applica•on is smaller, the considera•ons remain essen•ally the same, and therefore the decision regarding this new applica•on by Richborough Estates should also be rejected on the same grounds.

**Development requirements:**

- I understand that the land at South Lodge Stables has not been iden••ed as part of either the Bicester Local Plan or the Emerging Local Plan for development. Therefore it would seem that the future housing needs for Bicester are being met without need for the use of this land.
- I note that for many years the vast majority of houses that comprise the estate nearby on Paynes End, Blencowe Close etc have been lying empty. Surely it would be more prac•cal to use these houses rather than building a further 99 over the road?

**Tra• c & safety:**

- A development of 99 homes will lead to an increased volume of approximately 200 cars. This will therefore signi•cantly increase tra• c on the Fringford Road, par•cularly during the rush hours. Tra• c heading north is likely to use Thompson Drive as a 'rat run' to get to the

Buckingham Road A4221, whilst eastbound traffic will use Skimmingdish Lane. The turn southwards from this onto the A4221 is already quite dangerous, and this will therefore be worsened by a further increase in traffic.

- It appears that there will only be one entrance & exit to the planned estate. This will make the turn onto the Fringford Road very busy, & was noted as a significant shortcoming when planning permission was refused on the last occasion. Any attempt to create a second exit on 'Aunt Em's Lane' would also create a dangerously angled turn onto a narrow rural road.
- The traffic on Skimmingdish Lane has already been significantly increased by the 'Garden Quarter' conversion development on the road. The car volume from a further 99 houses at the end of the same road will create an unacceptable increase in traffic levels.
- There is no current regular bus service in & out of Bicester, so the new residents will inevitably use their cars for shopping etc in the town.
- I also have a concern that children cycling on Fringford Road would be at risk, as traffic frequently proceeds along this road at some speed.

#### **Water:**

- Thames Water has already stated that the water pressure in the area is at the low acceptable range. To add more water demands will then reduce the pressure levels to an unacceptably low level.
- The drainage and sewage infrastructure of the area is already under strain, and the residents of the Lodge property have reported significant recent flooding. This will inevitably worsen once the area is built on and drainage is further reduced.

#### **Electricity:**

- The electricity supply in the area is currently at full capacity, & I understand that a current development nearby has already been told that there will be insufficient electricity supply for their needs during their initial few weeks of their operation.

#### **Village identity:**

I feel very concerned that this development would signal the beginning of ribbon development along the Fringford Road, & the suburbanisation of the village. An increase in light pollution would be inevitable.

Caversfield House & the church are also listed buildings, & in the previous decision it was noted that to put a contemporary development close to this would harm the landscape & setting of the buildings.

**Conservation:**

Bicester has already been targeted for many years for significant development, with a commensurate loss of farming & natural habitat space. It is ever more important to try to conserve open land, with a significant amount of wildlife frequently seen on the land at South Lodge. Putting in landscaping following construction does not support nearly the same level of biodiversity than is present in mature countryside.

I hope that these issues will be taken into consideration.

Yours faithfully,

Geraldine O'Meara