

# Comment for planning application 24/00245/OUT

<b>Application Number</b>	24/00245/OUT
<b>Location</b>	South Lodge Fringford Road Caversfield Bicester OX27 8TH
<b>Proposal</b>	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
<b>Case Officer</b>	Andrew Thompson
<b>Organisation Name</b>	David Delamore-Sutcliffe
<b>Address</b>	14 The Officers Mess, Orchard Square, Caversfield, Bicester, OX27 8AJ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>As background, I have lived happily in the Caversfield village community with my family for 8 years and enjoy / would like to maintain the village in its current form, as a village and not grow to become part of the Bicester urban area. In order to make informed comment regarding this proposal, I have attended the recent council meetings to listen to the presentation of the developer and views and historic experiences of other community members. It is clear from this information gathering that the the developer has not considered many of the points of rejection regarding the most recent planning application on this land back in 2014, has not considered the views of the community and further to both of these I present my personal opinions regarding the proposal below. It is my strong view that this proposal should be rejected without the need to a council resource wasting appeal.</p> <p>Proposal in direct opposition to the current/future Bicester Plan - Caversfield is a small category C village and is not a suitable or sustainable location for such a housing development. In the Bicester locality, Elmsbrook is clearly identified as the location for development of new housing along with other significant sites around the Bicester urban area. The importance of village identity - Caversfield / Bicester Green buffer zone will be lost if this development goes ahead. To clarify in all current council plans, Caversfield has been designated a village not part of Bicester town.</p> <p>Traffic - exiting Aunt Elms Lane left into Caversfield is a very difficult junction, it is very difficult to see traffic approaching from the right. This lane would be even more dangerous with inevitable increase in cars using it. The outline proposal for 99 homes will no doubt be increased in final planning proposals and the number of new vehicles (low estimate at 250/300) and their movements will vastly increase traffic in the Caversfield area. The proposed junction of the development onto Fringford Rd will have poor visibility due to road curvature and it is clear that due to the lack of required parking within the development, there will be a significant increase in on street parking on the Fringford Rd which would be dangerous to generally increased traffic but also the increased use of junctions close to the development e.g. into Skimmingdish Lane.</p> <p>Caversfield church - My daughter is buried in Caversfield Churchyard, we chose this as a peaceful resting place where we can mourn her, not for her to be next to a huge building site then noisy housing estate or worse risk flooding the church or our route to get there. Caversfield Church is an historic building (dating back to 10th century) as is our home in the Garden Quarter which is designated a conservation area by English Heritage. History and conservation in Cherwell needs to be protected.</p> <p>Infrastructure - Due to the nature of Caversfield as a village, the current residents rely on the infrastructure of Bicester which is struggling already. The secondary schools are full and poor quality on Ofsted ranking, GP appointments are difficult to get, there are no NHS dentists. The catchment secondary school for Caversfield (and likely the new development) is The Bicester School which is at least a 40min walk away so likely parents will need to drive. Due to the above lack of amenities and school location, the proposed development will add a significant amount of traffic movements to already congested roads of Bicester but also as above to the roads around Caversfield. The developers claim there are two buses serving Caversfield but they do not accurately state fact as one is subsidised so could be removed at any time.</p> <p>Wildlife - we currently see bats, deer, hedgehogs, birds of prey and lots of wildlife in the</p>

Garden Quarter, this increases towards the edge of Caversfield in the location of the proposed development and must to be protected.

Electricity - when we first moved to Caversfield in 2016 we regularly had power cuts. After the new electricity line was put in along the ring road (after awfully destroying all the trees on this route) the electricity supply has improved. How will this development be served without increasing the strain on electricity supply and which roads will be disrupted and trees/green space will be dug up/destroyed if supply is required? There is clear evidence of the electricity supply strain in Bicester with new developments using extremely polluting diesel generators several years after construction...e.g. McDonalds A41 Oxford Rd.

Flooding Risk - As a major point in the previous 2014 proposal, it is clear that the developer will prioritise additional homes, leading to changes to water courses and increased surface runoff, in the area of the development. The proposed balancing pond within the development seems to reject all laws of physics / gravity and was clearly a failed after thought to try, in a very poor manner, to address a very important requirement of any new development.

Appearance of development - appearance and number of houses is not clear at this outline planning stage so there is clear uncertainty regarding how this development will be in keeping with the village. The outline plan does not show the full quota of 99 homes so is misleading regarding the impact and amount of green space there will actually be. Caversfield village contains many Grade II listed buildings including my own and it is clear that a new development will have significant impact on this designated conservation area.

Military Housing - We have been informed that it is likely that families will be moving into the empty Military housing in Caversfield. This will have an impact on the roads and traffic in the village and it is important that filling these existing properties along with the effect on traffic, electricity supply, water, schools etc. is considered in future plans far before any new development which would put enormous new strain on the village.

In conclusion, I feel this proposal should be rejected without appeal. It is my evidence based opinion that the developer is recycling an old proposal for financial gain without even considering the facts within the previous rejection. The 2014 rejection was an evidence based decision and almost all evidence stands against the new proposal.

**Received Date**

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**Attachments**