

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	J Kleinman
Address	Caversfield House, Banbury Road B4100, Caversfield, Bicester, OX27 8TQ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposed development of South Lodge, Fringford Road for several reasons most of which are the same as when Outline planning was turned down for a housing estate on the same land by the Government Inspector Mr Nicholson in 2016. The aerial photo used in the Bicester Advertiser in their Feb 15th issue shows very clearly the planned development is a stand alone bubble of houses in a field... The fields surrounding it are best described as historical 'Oxfordshire Estate Farmlands' To the north west of the proposed development site stand Caversfield House and St Laurence Church (grade 2 *) and Home Farmhouse On the B4100 this group of buildings, as noted in Mr Davidsons Appeal decision, are of special interest and relate directly to the RAF historical Air Field, now comprising "The Heritage Centre".</p> <p>The original South Lodge house mirrors Northside Lodge, the gatehouse for Caversfield house, Caversfield House has a agricultural right of way running through the development to Fringford Rd. As I understand it South Lodge got planning permission for the new house because they were running stables, had built a menage for training horses so was a public sports amenity... When the property was last sold I understand that there was a covenant (not sure if this is the correct term) was put on the land stating if it was ever sold for development the sellers would get a cut of the sale price, this would suggest that the original planning for South Lodge Riding and Equestrian Centre was a trojan horse... the new owners though not responsible for the original planning applications were aware of the covenant and would seem to be complicit in expecting to sell it for development and making a load of money, not running a sports amenity...</p> <p>The character of the Fringford road is one of heading into the country side, the street lamps that would be necessary to denote the entrance/exit to the development would change the character of Fringford Rd. enormously, the light pollution of these bright LED lights plays havoc with bats, birds, moths..</p> <p>Caversfield House has over the last 22 years has managed the land adjoining the development organically for the benefit of wildlife and has been very successful in boosting the diversity of insects, plants, birds and bats etc the land at South Lodge has been shown to be on bats flying routes.</p> <p>As for the water supply where is Thames water going to find the extra water to supply these houses, we have to have a pump and holding tank as the water pressure is so low!</p> <p>The extra traffic on Fringford Road and Aunt Ems Lane would be detrimental to the area, neither road is suitable for the higher level of traffic generated by the development. This has been shown clearly by the rat run traffic coming down Aunt Ems lane since the road closures created by the building works for the new round about/lights at the Bure Park. On FRI 1st March there were two accidents one in the morning the other in the afternoon, between cars pulling out on to the B4100. Also this junction regularly floods which also has had cars aquaplaning into Caversfield House walls. I noticed the traffic surveys commissioned by the developer were done during the school holidays when traffic volumes are much lower. As this is a OUTLINE planning application by a facilitating company who will the flog it to highest paying developer, we all know that is when they will probably apply for more houses and the battle will be on to keep it contained and up to standard...</p> <p>Losing the green link to the airfield, The Garden Quarter and Heritage Centre will greatly impact the connectivity for wild life, massively diminish the the special character of Caversfield village and take away a large chunk of the green lung which benefits all in an area being built on in every conceivable open space in the Bicester area!</p>

Please read the appeal decision APP/C3105/A/13/2208385 it states more clearly than I can why this piece of land is unsuitable and unsustainable for housing.

Received Date

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Attachments