

23<sup>rd</sup> May 2017

MR & MRS D'ESTE-HOARE  
Letchmere Farmhouse  
Camp Road, Upper Heyford  
Bicester, Oxfordshire  
OX25 5LS

Mr Andy Preston  
Development Management  
Cherwell District Council  
Bodicote  
Banbury  
OX15 4AA

By email only to: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)

Dear Mr Preston,

**Erection of 77 dwellings on Land East of Larsen Road, Upper Heyford  
Planning Application Reference: 15/01357/F**

We write to confirm that given the current proposal, we object to this application.

Before commenting on this specific application we wish to state a general objection to the premature and potentially unnecessary incursion onto greenfield agricultural land when there is more than enough designated brownfield land available to be developed on the old Upper Heyford airbase without the need to lose this greenfield land.

We appreciate the desire for landowners surrounding the Heyford Park village to contribute to, and benefit from, such development. However, the Heyford Park development should be completed before any further greenfield land is considered for development.

Completing the Heyford Park development first enables the Cherwell District Council to assess:

- its impact on the local area and in particular its traffic, ecological and environmental impacts.
- the need and requirement for further development within the area, which currently cannot be accurately predicted until Heyford Park is completed. For example, Bovis are already struggling to sell properties in Heyford Park and this questions the need for additional housing.

If this application is approved at this early stage of the plan for Upper Heyford the potential to save this greenfield land is lost.

We note the Mid Cherwell Neighbourhood Plan advocates the use of brownfield land first to meet the Local Plan targets and we expect this commitment to be upheld.

We have the following specific objections to the application:

1. **Dangerous Proposed Entrance:** the proposed main entrance is in a dip on Camp Road, which will be very dangerous given its proximity to the other junctions in the immediate vicinity. This coupled with the addition of another major exit onto Camp Road will have a big impact on traffic flows to the eastern side of Heyford Park, as well as this traffic integrating with the already considerable traffic from Heyford Park. The potential for accidents on the eastern side of Heyford Park (along Camp Road from Larsen Road to Chilgrove Drive) is significant. The application does not satisfactorily address these concerns.

2. **Increased traffic:** The density of the housing proposed will lead to a massive increase in traffic in the area. As stated above, merging this traffic with the already heavy traffic flows along Camp Road will cause significant congestion issues and increase the potential for accidents. Again, the application does not satisfactorily address these concerns.

3. **Density of housing:** 77 houses on such a small area of land is completely out of keeping with the housing stock in the immediate surroundings. For example in Larsen Road and Soden Road approximately only 20 houses are found in a similar area to the proposed application site. In particular the very high density of housing along the western boundary of the site is completely out of balance and disproportionate to the surrounding properties.

4. **Lack of integration with Heyford Park Development:** One of the key outcomes of the Heyford Park development is to reduce the reliance on cars by promoting walking, cycling and use of buses. This proposed application contradicts this outcome. It is clear that such outcome would be better served by developing more of the brownfield site near the new village centre of Heyford Park rather than greenfield land around its periphery. The application does not satisfactorily address these concerns and furthermore, any street connection or other pedestrian access across the western boundary into Larsen Road will have a significant adverse impact and damage to the dwellings at Letchmere Farm. Any impact or change to our right of access requires our consent.

5. **No Visual assessment for northern boundary:** No visual assessment has been submitted in relation to the dwellings at Letchmere Farm to the north of the site. This application will have a detrimental effect on these residential dwellings and as stated above, any pedestrian or other access across the driveway running along the western boundary will have a significant adverse impact to the dwellings at Letchmere Farm. As stated above, any change to our right of access requires our consent.

6. **No archaeology survey:** It is noted that no such survey has been completed notwithstanding the close proximity of this site to sites of archaeological interest.

7. **Insufficient boundaries to site:** the proposed application focuses on the requirements to create a soft edge to the eastern boundary only. Nothing is mentioned or considered in relation to the western and northern boundaries. An amenity/wildlife corridor should exist around the whole development to soften each edge given that this land is currently greenfield agricultural land. This should be achieved by mandating that mature hedgerows and woodlands must be created and protected on each boundary of the site. Cherwell District Council should consider looking at a birds eye view of the number of trees, wooded areas and size of gardens of the houses in Larsen Road and Soden Road as an example of type and size of the boundaries and vegetation that is lacking from this proposal.

Without prejudice to our objection to the development we wish to raise some matters, which **need to be addressed should approval be contemplated:**

(A) **Revising the density of housing:** Approval should only be considered with a greatly reduced density of housing (and, we suggest a maximum of 30) as the current proposed density is out of keeping with the surrounding area as stated above..

(B) **Revised entrance and access:** An alternative access to the site is required for the objections stated above.

(C) **Revising the type and style of housing:** Any development should be of a similar type of property to the site's immediate surroundings' such as the properties along Larsen Road, the dwellings at Letchmere Farm or the properties build by Dorchester Living to the eastern end of Camp Road.

(D) **Improved visual amenity along Camp Road:** As stated above any houses on this development should be similar in style to those already built at the eastern end of Camp Road. If approved, these houses will be highly visible from Camp Road and will form the first impression of the new village. Therefore the visual amenity that has already been created along Camp Road by Dorchester Living needs to be continued into any development on this site. If this doesn't happen this development will feel isolated from the rest of Heyford Park and not in keeping with its surrounding area. If this happens this will harm the visual amenity of Heyford Park and defeat the whole design purpose of Heyford Park. We appreciate each planning application is considered on its own merits, but if this development is granted the whole character of Heyford Park will be harmed and we would invite the planning officers to visit Camp Road to appreciate the character and visual amenity created by Dorchester Living.

(D) **Improved and protected hedgerows and woodland boundaries:** Any approval should contain specific requirements to include a sufficient area of land along each boundary (not just the eastern boundary) to enable mature hedgerows, trees and woodland areas to be planted. In particular such an amenity/wildlife corridor should be included between the access road to Letchmere Farm and the proposed development, especially given the density of the housing proposed along the western boundary of the site.

This will ensure the wonderful variety of wildlife in the area continues to be supported and maintained. Such hedgerows, trees and wooded areas should be maintained in perpetuity. The deeds of sale for each property should expressly state that such hedgerows, mature trees and woodlands should be maintained in perpetuity to ensure that the development continues to be screened from the surrounding area. This will enable the development to blend with the woods to the east and the mature hedgerows and mature trees of the surrounding area.

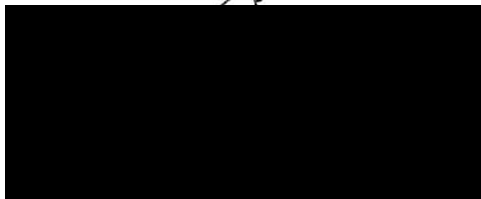
In summary an **objection** is made to the proposed development.

We request this application is referred to the **Planning Committee** to enable us to attend and address the Planning Committee.

Finally, considering our proximity to the proposed development we are extremely disappointed that Cherwell District Council didn't include us in the neighbour consultation especially given that the application proposes to interfere with our unfettered right of access along a private driveway. We expect to be kept fully updated with the progress of this application going forward. In particular we expect to be fully consulted and actively engaged by Cherwell District Council in relation to potential changes that are being considered to the access way to our property. For the record any changes to this access require our consent.

Please acknowledge receipt of this objection and our request that this application is heard at a Planning Committee.

Yours faithfully



Chris D'Este-Hoare

23<sup>rd</sup> May 2017