

CAVERSFIELD PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

13 Oak Close, BICESTER, Oxfordshire OX26 3XD

01869 247171 clerk@caversfieldpc.org.uk www.caversfieldpc.org.uk

Response to Planning Application 18/00484/OUT

Caversfield Parish Council met on 26 April to discuss the planning application reference 18/00484/OUT from SGR (Bicester)1 Ltd at Land north and adjoining Home Farm, Banbury Road B4100 Caversfield for “Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works.”

The Parish Council wishes to object to the above application on the following grounds:

Cherwell District Council currently has a 5.7 year housing supply without taking this application into account and it is therefore unnecessary.

The Council has grave concern about the erosion of the green buffer zone between Bicester / the EcoTown and the Category C village of Caversfield and the detriment it would have on the village.

The Council believes that the proposed development would be detrimental to CDC’s Policy ESD 17: Green Infrastructure because of the reduction in the green space between the Eco Town and the village of Caversfield. The proposed development does not protect or enhance either Caversfield or the Eco Town and reduces the wildlife habitat which would be greatly valued and needed as a green lung, by animals and humans alike.

The land is known to flood regularly.

CDC’s Policy ESD13 sets out Local Landscape Protection and Enhancement. The Parish Council believes that this proposal is in opposition to ESD13. The setting of the Grade II* listed church and the Grade II listed Farm House (Home Farm) would be greatly affected by the development. There is a historic link between Home Farm, the Church including the WWII War Graves, Caversfield House and grounds, the land of South Lodge Riding Stables which had already been recognised by Planning Inspector David Nicholson on 27 May 2014 to be of significant import as part of the wider setting together with the RAF Conservation Area within Caversfield.

As the Planning Inspector said in his report regarding the proposed development on land at South Lodge Riding Stables located just over the road from the current proposal, (reference APP/C3105/A/13/2208385) the main issues on which he rejected the proposal were that:

- (a) the character and appearance of the area with particular regard to the built up limits of Bicester and Caversfield, the proposed green buffer gap [which included the area of land of this current proposal] between the planned expansion of Bicester and Caversfield, and housing land supply;
- (b) the surrounding landscape;
- (c) the setting of the RAF Bicester Conservation area;
- (d) the setting of adjacent listed buildings / heritage assets;
- (e) the quality of design.

The majority of the points above are as relevant to this current proposal as they were to the South Lodge proposal.

Referring to Policy ESD 13, the Council believes that development is likely to

- harm the historic value of the landscape;
- cause undue harm to important natural landscape features and topography;
- have an impact on an area which currently has a high level of tranquillity and
- harm the setting of settlements, buildings, structures and other landmark features of historical importance.

Further, the proposed children's play area was ill thought out and the placement by the A4421 road was poor placement; too close to a busy road with pollution implications and would not enhance the overall landscape setting (reference ESD 13).

CDC's Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment gives the expectations on how a developer would protect and enhance the biodiversity, but the Parish Council has concerns about how this would be achieved without detriment to the archaeological remains and natural environment.

The mitigation of the orchard has already been mentioned by CDC's Landscape Architect as not acceptable.

Policy ESD 15: The Character of the Built and Historic Environment should also be taken into account with regard to the archaeological remains which are known to be on the land together with the Grade II listed buildings. There are known, non-

designated heritage assets on the land which would not be enhanced by this development.

With reference to Policy Bicester 1: North West Bicester Eco-Town, the Parish Council had doubts about the quality of the build and finish of the houses as no mention of the eco credentials could be found. If houses were to be built on the site, then they must be of the same or higher specifications than those currently being built on the Elmsbrook development.

Access was also a concern. It was felt that adding a further 75 homes' vehicle movements to Charlotte Avenue would not be acceptable and access via the B4100 Home Farm drive would not be satisfactory due to the poor visibility and speed of traffic on the road.

The Council believed that the cycle routes proposed on the existing road structure were not satisfactory and would not conform to the Policy ESD 17.

If the development were to go ahead, the Council would request that S106 / CIL fund should be allocated to the E1 bus service which must service the village of Caversfield.

10 May 2018