

OBJ/17



**CHILTERN RAILWAYS EVERGREEN 3 PROJECT**

**Statement of Case**

**prepared on behalf of**

**Mr & Mrs R Barbour**

**of**

**Oddington Grange Farm**

**Weston on the Green**

**Bicester**

**Oxfordshire OX6 8QW**

**Prepared by**

**Simon Harris FRICS FAAV**

**BERRY MORRIS**

**44 South Bar**

**Banbury**

**Oxon, OX16 9AB**

**29 July 2010**

## CONTENTS

1. Introduction
2. Instructions
3. Oddington Grange Farm - Description
4. The Proposed Works – Our Objections
5. Summary

## APPENDICES

- A. Plan of the severed land

**1.0 INTRODUCTION**

1.1 I am Simon Leslie Harris; I qualified as a Professional Associate of the Royal Institution of Chartered Surveyors in 1979 and was elected a Fellow of the Institution on the 20<sup>th</sup> March 1986.

1.2 I am a partner in the chartered surveying firm of Berry Morris of 44 South Bar, Banbury, Oxfordshire and have been so since the 1<sup>st</sup> June 1992. Prior to that I was a Director of Nationwide Estate Agents and Berry Bros and Legge Chartered Surveyors. I have been practising as a Chartered Surveyor in the Midlands since 1981.

**2.0 INSTRUCTIONS**

2.1 I represent Mr & Mrs Barbour who own and occupy Oddington Grange Farm, Weston on the Green, Bicester.

**3.0 ODDINGTON GRANGE FARM - DESCRIPTION**

3.1 Oddington Grange Farm extends to some 400 acres and forms part of the relatively flat plain between Oxford and Bicester.

3.2 The house, farm buildings and the majority of the land lie to the north-west of the Bicester to Oxford railway line which is the subject of the proposed improvement works.

3.3 Approximately 46.45 acres of Oddington Grange Farm lies south-east of the railway line and is currently accessed via a railway crossing. A plan of the severed land is annexed to Annexed A of this statement.

3.4 The majority of Oddington Grange Farm has been drained. The first scheme was implemented in the mid 1980's and was improved in the 1970's.

3.5 The farm generally has a south-easterly aspect with drainage running towards the Bicester to Oxford railway line under the embankment and via drains and ditches in the severed 46.45 acres to a brook on the eastern boundary.

3.6 It is of great importance that the drainage system within the severed land is maintained. Failure to do so would result in the majority of the remainder of the farm becoming waterlogged.

#### 4.0 **THE PROPOSED WORKS – OUR OBJECTIONS**

4.1 Comparatively small areas of land are to be acquired to facilitate the improvement works to which my client has no objection.

4.2 The closure of the existing railway crossing which gives access to the severed land requires the provision of an alternative access.

4.3 We have been informed that the alternative access will be via a track to be constructed running in a northerly direction from Oddington Crossing alongside the railway line to the severed land. Our objection is that: a) we have not been provided with a specification of the track in terms of width and the construction detail, b) we have not been provided with details of our clients right to use the proposed track. The requirement is for rights with or without vehicles at all times and for all purposes, c) clarification is required in terms of liability of maintenance of the proposed track which, I assume will be shared with the occupiers of New House Farm.

4.4 We have also requested that the original drains laid under the embankment when the railway line was constructed are renewed as a precautionary measure as they are deteriorating.

#### 5.0 **SUMMARY**

5.1 My client has no objection to the scheme in principle and supports the proposal for the construction of an access track running north from Oddington Crossing; however clarification is required in terms of construction, usage and maintenance, together with an undertaking to replace the existing drains under the railway embankment.



Signed.....*SR Harris*.....

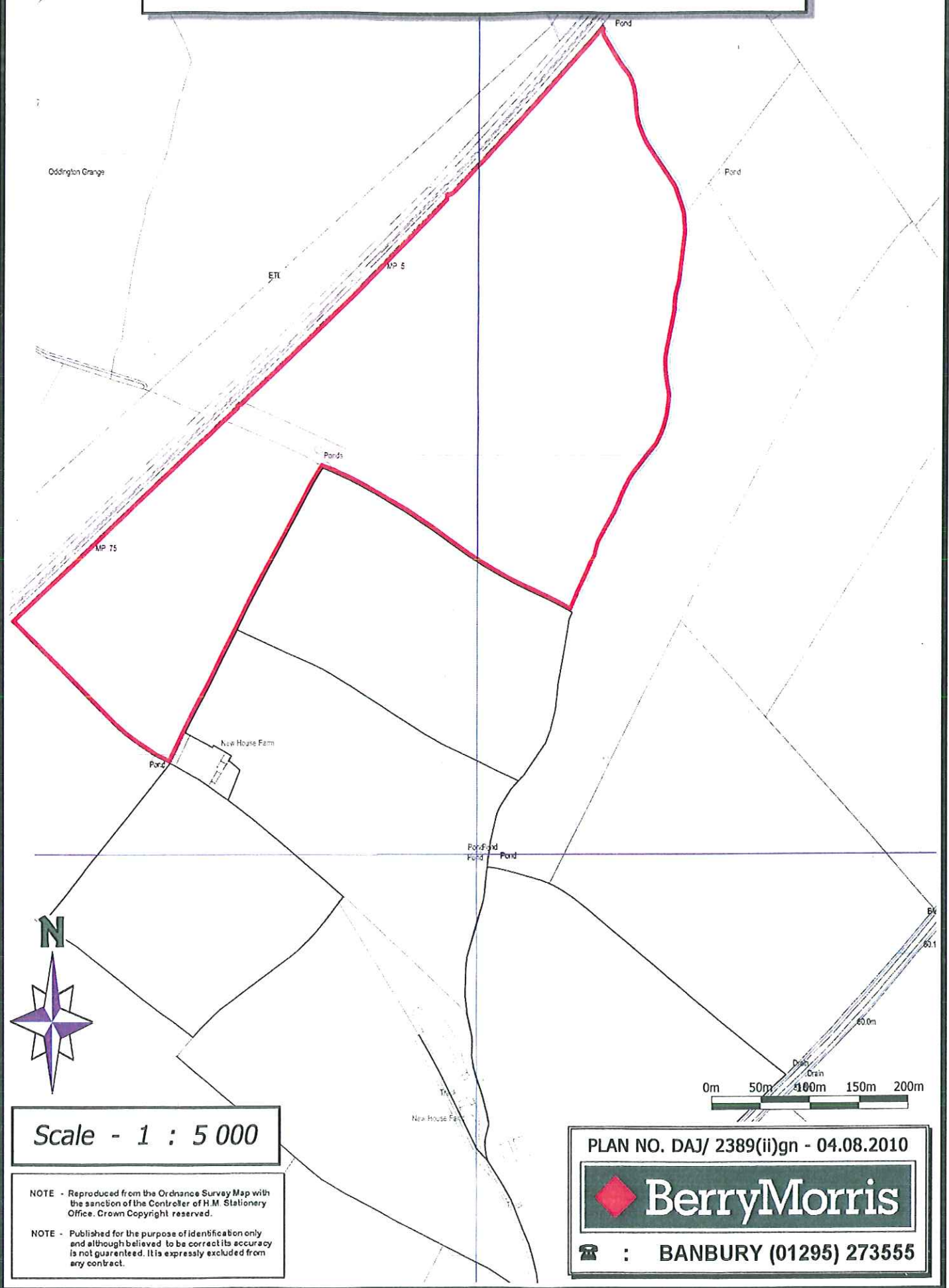
Date: 29 July 2010

**SIMON HARRIS FRICS FAAV**

**Berry Morris**  
44 South Bar,  
Banbury,  
Oxfordshire, OX16 9AB.  
Telephone: 01295 273555

**APPENDIX A**

# PART ODDINGTON GRANGE FARM ODDINGTON. OXFORDSHIRE





Scale - 1 : 5 000

NOTE - Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

NOTE - Published for the purpose of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract.

PLAN NO. DAJ/ 2389(ii)gn - 04.08.2010

 **BerryMorris**

 : **BANBURY (01295) 273555**