

Comment for planning application 21/01630/OUT

Application Number	21/01630/OUT
Location	Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield
Proposal	Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination
Case Officer	Caroline Ford
Organisation	
Name	Peter Turner
Address	8 Haricot Vale Road, Bicester, OX27 8EP
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this application as it does not meet the requirements of the NW Bicester Masterplan or the Bicester LCWIP. The proposed development is lacking in a number of key areas that are required to ensure the minimum 50% active travel target can be met. - The existing footpath that runs from the B4100 to Bucknell, is highlighted as a key route in the NW Bicester Masterplan - Access and Travel Strategy. This has not been connected to the proposed development, or the existing Exemplar phase. Currently, it is only accessible by car, as there is no safe walking route from the Eco-Town. Access to this footpath should be integrated as part of the development plans in order to meet the NW Bicester Masterplan. - A bus only section is in place between Charlotte Avenue and Braeburn Avenue. Experience has shown that the lack of enforcement has already led to drivers using this as a shortcut, particularly to reach the school. As access to the proposed development is either side of the bus only section, this issue is likely to become more severe, in turn affecting the practicality of active travel along Charlotte Avenue. The plans should include provision for enforcement using cameras (signs are already in place but do not act as a deterrent). - There has been good consideration into maintaining a sight line to St Lawrence's Church, however the church remains completely inaccessible, with no crossing or pathway. This is a shame for the local community who would greatly benefit from a safe crossing to reach the church. - The plans suggest that access to/from Caversfield is more practical via the Fringford Road. However, this road does not have adequate cycle provision so as to be a safe option. A low cost solution, which would meet the objectives of encouraging active travel, would be to make Aunt Ems Lane one way (B4100 to Fringford Road) to enable bus/residential access and utilise the rest of the road as a pedestrian/cycle corridor. The path could continue to St Lawrence's Church and terminate with a toucan crossing into the proposed development. This would also enable pedestrian access to the commercial units at Home Farm, currently only accessible by car. - The Western parcel of land only has no pedestrian/cycle connections to the West of the road connection. There is a missed opportunity to provide an access point into the exemplar phase here. - The planning documents state that there is a car club already operating in the exemplar phase, unfortunately this is no longer the case (the E Car Club closed in 2020). A car club would therefore be a welcome addition for existing residents but the developer should ensure there is space for the car club to expand as demand increases. - The 130 homes in the Eastern parcel of land were not part of the original NW Bicester Masterplan and the applicant does not appear to have made any consideration of the effect these homes will have on Charlotte Avenue. The Eastern parcel of land should have its vehicular access point to the B4100 rather than Charlotte Avenue in order to reduce the need for motor vehicles to travel through the Eco Town (in particular passing the school). Pedestrian/cycle access points should be provided to the wider Eco Town instead. This is a key requirement in order to encourage active travel and essential to minimise motor traffic on Charlotte Avenue.</p>
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Attachments	