

# Comment for planning application 21/01630/OUT

<b>Application Number</b>	21/01630/OUT
<b>Location</b>	Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield
<b>Proposal</b>	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
<b>Case Officer</b>	Caroline Ford
<b>Organisation Name</b>	
<b>Name</b>	Dan Jones
<b>Address</b>	1 Wintergreen Fields, Bicester, OX27 8BG
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I object to the current plans on a number of grounds. 1. NW Bicester Masterplan - The area next to home farm, bordering Wintergreen fields and Caraway Fields, is not currently included in the NW Bicester Masterplan as listed on Cherwell district councils own website, yet it is now included in this proposal. Surely with all of the land included in the NW Bicester masterplan it should not be a requirement to use this green open space, it goes against the Eco ethos and purpose of the 'Eco town' The fact that the land was not included, and would not be built on, was also actively used by the Fabrica marketing team when selling the houses bordering this field. 2. Vehicular Access. The Road infrastructure already cannot cope with the traffic generated by the existing houses leaving the estate, via Charlotte avenue onto the B4100, at peak times can take considerable time, this will only get worse and impact further up the existing development, if the scheme is to go ahead alternative access route should be considered. By putting the entrances to the proposed developments this will increase the issue we already have of vehicles ignoring the 'no through road' / bus route. this needs to have some sort of control to prevent the use of the road as a rat run. 3. Pedestrian Access. The pedestrian access point at wintergreen fields is badly thought out, being next to a blind bend this is asking for serious injury. 4. Water Infrastructure. As Indicated by Thames Water the existing infrastructure is not in place to support a development of this size, wastewater is of particular issue, as it stands the drainage of the existing Elmsbrook development cannot handle the wastewater that is produced, foul water is already discharged into the watercourse on a regular basis, on more than one occasion it has been discharged next to the playpark on phase 1 which is a hazard to the children that use the area and during a period at the end of 2019, the drainage coped so badly that the manholes in Wintergreen fields overflowed causing foul water to pour down the road and flood my own driveway for a number of days. Looking to the site plan, the floodplains next to home farm do not seem to have been taken into account accurately, the field regularly floods further up than the plans indicate meaning that during certain portions of the year the proposed play park would be under water along with the last row of houses if the run off from the new development exasperates the situation. 5. Elmsbrook General maintenance. Currently we, as residents of Elmsbrook, pay a service charge to maintain the site, allowing access to these new developments will mean more maintenance costs, whether the spine road is adopted by the council or not. The increased traffic and footfall will increase wear to facilities we are paying for. If it is to go ahead, given there are multiple vehicular and pedestrian access points dotted around the site and more people from outside of the 'core' Elmsbrook site using the facilities, the entire estate should be adopted and maintained by the council allowing for the service charge to be greatly reduced.</p>
<b>Received Date</b>	29/06/2021 15:12:00
<b>Attachments</b>	