

# 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>	Sarah Nolan
<b>Address</b>	5 Chantenay Close, Bicester, OX27 8AY
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I do not object to homes being built on the land, however I have serious concerns regarding the additional traffic and the impact this will have on the existing estate roads. Traffic movements across the site have been grossly underestimated and the new transport assessment has been prepared using out of date data. The transport assessment needs to be reviewed urgently taking into account the most up to date data and all points raised by Bicester Bike User Group and the Elmsbrook Traffic and Parking group. The assessment has been made that the existing estate road should just about be able to cope with the additional traffic the new development will generate, however we do not believe this assessment is correct and the submission provided by the Elmsbrook Traffic and Parking group lays out the evidence for this. Safe cycling and walking routes across the development and to both Bucknell Village and St Lawrences Church in Caversfield need to be provided in order to help meet the requirements of the EcoBicester Planning Policy standards, the Oxfordshire County Council Local Walking and Cycling Plan 2020 and the Department for Transport Local Transport Note ('LTN') 1/20. Urgent consideration needs to be given to the safety of Primary School children walking to Gaglebrook Primary School from across the estate with the increased traffic flows passing the school from the new development, particularly at the road crossing points close to the school. Lack of parking provision for drop offs means there is an increased risk to children and parents trying to cross the road. An alternative exit to the development needs to be considered as the increased traffic using Charlotte Avenue and Braeburn Avenue will cause increased traffic queues at peak times which will have a negative impact on Air quality. Traffic lights have been proposed at the Charlotte Avenue exit, however the lights that are being installed to replace the Bure Park roundabout are likely to lead to queues on the B4100 making it almost impossible to turn right out of the estate during peak times. The site of the current bus stop for the 505 service is situated in the middle of a grass verge which has no safe crossing point or realistic access for wheelchair users. The pathway from the pedestrian crossing should be extended to the bus stop to make it possible for people to join or alight the service at this location. Visitor parking with access to electric vehicle charging points should be increased as the current provision on the exemplar site is inadequate.</p>
<b>Received Date</b>	02/07/2021 13:30:58
<b>Attachments</b>	