

Objections to the Planning application for North-West Bicester
"Hawkwell Village" Outline planning application Ref21/04275/OUT
January 1922

- 1 The land use area on this proposal has increased by approximately 30% from the originally approved area for development, how can this be acceptable?
- 2 The residents of Bucknell have received insufficient notice of this application as only a few individual Parishioners within the village and Bucknell Parish Council, have been made aware of this.
- 3 There was a 'limp' notice attached to a gatepost on the Bainton Road at considerable distance from the village centre at the limit of the site in the area designated for the P.V. Panels, which would not necessarily be read by residents of the village.
- 4 There are no user-friendly plans which convey the real extent and implication of this development There is a huge amount of written information to digest and from the dates of some of the documents, surveys were started several years ago. This proves that the area of the site would have been determined by the developers then.
- 5 It is outrageous that a few parishioners and Bucknell Parish Council have been given less than two weeks to comment on this very comprehensive application which could have a serious adverse effect on Bucknell as a historic and unique rural community.
- 6 There are No Keys on Plan No. HLM066/026 to determine use of areas shown, what do blue asterisks and the circles with letters in mean? If the blue asterisks denote tree planning, there are none shown on the periphery of the extended site adjacent to Bucknell!
- 7 Access from Bucknell Road indicated by orange arrows into development housing areas, will also mean they will return on to Bucknell Road resulting in unacceptable additional traffic movements through Bucknell Village.
- 8 There is no indication on the plans as to various uses of the green areas shown on the plan which are listed as green infrastructure including formal (including playing Fields) informal open space, allotments landscape biodiversity and amenity space areas for recreation, Sports fields, burial ground, play space (including Neaps/Leaps/MUGA?) changing facilities, car parking etc.
- 9 A green buffer zone area would have been within the area of the original land allocated to this extension to Bicester. The revised plan has resulted in bringing the housing development much closer to Bucknell Village than was originally proposed as shown by the blue dotted line for housing and the red cross hatched area for additional land use.
- 10 This so-called green area will not act as a NATURAL buffer as it will have to contain traffic & people movements, floodlighting for sports areas and lighting for Car Parks and other amenities, resulting in light and noise pollution to the village.

- 11 The number of dwellings stated (3,100) is excessive for area shown on the plans. The number of vehicles and vehicle movement these will generate will create even further congestion to the already overloaded existing road network and amenity facilities in and around Bicester and surrounding villages.
- 12 The access points to the Allotment area on the Bucknell Road shown will also generate vehicle access from them to the Bucknell road resulting in additional traffic movements through the village of Bucknell.
- 13 The main access road from the housing area as a loop is totally flawed and unacceptable as it should contain an additional spur from the adjoining development through to the B4100 for vehicles to access this road. This is essential for a route to Banbury the A43 to Northampton and junction 10 on the motorway to the midlands.
- 14 Although the main access road is designated to go under the railway via the recently constructed tunnel, it is not clearly shown on the plan how it crosses the Bucknell Bicester road and if there is direct access on to the Bucknell Bicester road at this point it will generate additional traffic through Bucknell Village.
- 15 Vehicular access to and from the development is shown as dark blue arrows on the plan on to Lords Lane presumably controlled with lights for two-way traffic. This road is already heavily congested with queued traffic at peak periods from Howes Lane and this connection should join the roundabout for improved traffic flow.
- 16 There seems no integration between the Eco site (part developed) and the Exempla site (proposed) developments which already have planned access routes. Why has this proposal not been considered as part of the overall development for transport and traffic links? A typical lack of joined up thinking
- 17 This proposal is much larger than was originally approved in principle and will result in a minimum of 5,000 vehicles introduced into an already heavily congested area. It is beyond comprehension that this development be called a "Village" and would be better described as "Urban sprawl"
- 18 The design of this proposed application is nothing short of "Planning by Stealth" and to extend the site by approximately 30% with the extent of the housing position as shown is wholly unacceptable. The aforementioned proves this and this planning application should be refused in its present form.
- 19 The extended area of the proposed site towards Bucknell Village will result in an unacceptable detrimental impact on the quality of life of its residents not only during the build period but for ever!
- 20 This planning application is nothing short of a Land Grab by developers who have given little thought to the adverse consequence this will have on residents of Bicester and the surrounding villages. They will not suffer as a result of their actions as they obviously reside in areas far away and are only interested in their own personal financial gain.