

Planning application Hawkwell Village no.21/04275/OUT

We have lived in Bucknell for over 40 years and wish to object to the above application on the following grounds:

1. It is contrary to the government's levelling up policy. Cherwell District, and Bicester in particular, are areas where employment rates and house prices are well above the national average. The proposed development (Hawkwell) will turbo charge these areas leading to further increased house prices and a new housing development without the infrastructure to support it. (See for instance the prime Minister's speech on 15/7/21)
2. The application constitutes piecemeal development and does not comply with the principles of the Ecotown as originally envisaged. Accordingly, in both respects it contravenes good planning policy and practice.
3. The viability of the application depends on the positioning of the A4095 vis a vis the applicant site. Accordingly, the application should be rejected until the alignment of, and funding for, the A4095 has been resolved.
4. We consider that a development of this size and nature with its potential impact on Cherwell as a whole should not be determined until the review of Cherwell's Local Plan has been completed.
5. The sustainability of the proposed application should be considered in the context of other major developments underway or proposed in the Bicester area including:
 - the developments at Graven Hill and Kingsmere which are only now reaching completion, consequently the impact they will have on infrastructure is yet to be seen.
 - the fact that Bicester already has a national destination in Bicester Village and is to have another major destination in The Great Wolf Resort at Chesterton.
 - a strategic rail freight terminal is proposed at Ardley and another commercial development near Stoke Lyne.

The cumulative effect of these developments will have a major detrimental impact on the local environment, as well as on services and infrastructure. Increased traffic volume is but one element of future problems. This application will both add to the problems and be affected by them rendering Hawkwell an unsustainable development.

6. The proposed development will have a detrimental impact on the local environment The loss of green fields with their wild life, and the contribution they make to the well-being of the residents of Bicester and Bucknell cannot be overstated. Bicester has little green space and only a very small park. This application also anticipates making yet further inroads in to the countryside by unilaterally extending the area originally to be developed.
7. The proposed development by its size, nature and proximity, will have a major detrimental impact on Bucknell and on its independent status as a village. The village will suffer from noise and light pollution and particularly from traffic generated by the proposed development. These detrimental consequences will be exacerbated by the fact that the boundary of the proposed development has been moved considerably closer to the village than had been proposed previously and this in turn will reduce the depth of any green buffer intended to protect the village.
8. There is no reasonable justification for the extended area of development or for moving the boundary so close to the village. The suggestion that the new area covered by the development will reduce the chance of future encroachment is spurious and counterintuitive. On the contrary there is a stronger likelihood of the village being absorbed with the

consequent loss of an historic, characterful and lively village. That loss would be suffered not only by the village residents but by the community at large.

9. The proposed development will adversely affect the air quality in the area. This is already poor because the proximity of the motorway and the Incinerator at Ardley. The levels of pollution recorded adjacent to the motorway are already close to legal limits. Bucknell has long expressed concerns about the effect on air quality, and the medium- and long-term consequences, to health caused by emissions from the incinerator. Whilst emissions at present may be compliant with permitted limits, it is anticipated that with the passage of time, those original limits, will soon be regarded as inadequate when measured against modern standards and the government's expressed intention to radically improve air quality. The proximity and location of the motorway and the incinerator to the site, and particularly the direction of prevailing winds, already has a significant adverse impact on air quality which will be exacerbated by the proposed development rendering it unsustainable.

We respectfully ask that the application be refused.