

5 Rose Close  
Bucknell  
Bicester

5<sup>th</sup> February 2022

Cherwell District Council  
Planning & Development Services  
Bodicote House  
Bodicote  
Banbury  
Oxon OX15 4AA

Ref: Planning Application - 21/04275/OUT PART  
**OS PARCEL 8149 ADJ, LORDS LANE, BICESTER , OXFORDSHIRE , OX27**

I strongly object to this planning application. The proposed extension to the so-called "Eco-town" development will have a significant negative impact on the village of Bucknell. We are a small rural village community and value the countryside and enjoy this as part of our daily life. The reasons for my objections are detailed below:

#### Development Consultation

I believe those properties affected by any planning application should receive notification of a consultation process, this has not been the case for most of the Bucknell Villagers and a development of this size will have an impact on everyone in our village. I can only think this was done deliberately in order to push the application through. This is underhand and immoral.

#### Hawkwell Village

This application has been called Hawkwell Village, this development is far from a Village with 3100 planned houses, residential accommodation, local centre, commercial buildings, floodlight sports fields, this is more of an estate of Bicester. The definition of "village", which is "a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area" The current Eco-Town project has still not been built in full of the original plan so why has an extension been applied for, surely the houses from the already agreed planning should be built before destroying more countryside and green belt land.

There are no real plans of how the houses will be built and look like and if it is anything like the new Eco-Town then these houses will be out of character of the properties in our village.

The green buffer area has been considerably reduced resulting in the development being right on our doorstep.

There is no provision for secondary schooling, Bicester is oversubscribed with all the new developments (Elmsbrook, Graven Hill, Kingsmere) and not all 3100 houses will need primary education many will have secondary school requirements. Increasing the current secondary schools to accommodate these extra children will have a detrimental effect on our children.

#### Roads and Traffic

Our roads are already struggling to cope with the increase in traffic due to new dwellings in and around Bicester. The additional dwellings proposed here will make this situation far worse. Bicester/Bucknell Road which runs through the village is often used as a rat-run when the M40 is congested around junction 10 and will only get worse once the new warehousing at Baynards Green is built. Combined with the new builds in this planning application our roads will become impassable at peak times. An increase of cars, delivery vans and lorries will use this as a short cut or will be directed this way via Satnavs.

It is already unsafe for our children to cross the road safely to go to the park, see friends or the bus stop to catch the school bus as the traffic is constant and they do not stick to the speed limits.

The Bainton and Middleton Stoney roads are single track roads with no pavements, many potholes and are typical of small village roads, the number of vehicles using these now as a rat run makes it unsafe for the residents as they have no regard for village or speed. As a local how regularly walks along these roads whilst dog walking, we regularly move onto the grass verge to avoid being hit by speeding cars cutting through.

The local pub already causes traffic/parking issues around the village as customer park all over the roads blocking pavements, driveways and making access through the village difficult and preventing tractors and even emergency services to get through the parked cars on the Bicester Road, Bainton Road (see pictures).



On the proposed plans the road infrastructure is to use the new Howes Lane Road which has not happened is not planned to happen for years, how can this plan be passed when the roads will not be in place. Below is the report of this from the Oxford Mail on 3<sup>rd</sup> December 2021:

MORE than £15million of government cash allocated to road improvements in Bicester is set to be shifted to two projects in Abingdon amid fears it could be lost.

An Oxfordshire County Council report says the Bicester scheme, intended to realign the A4095 at Howes Lane and Lords Lane with the new underpass near the junction of Bucknell Road and Howes Lane, is unlikely to be delivered by the March 2023 deadline.

That is due to "significantly more" funds being required with "additional drainage elements as well as a longer construction period" and the potential need for a compulsory purchase order – where authorities can insist on acquiring privately-owned land – cited as the reasons. The funding comes from the Housing & Growth Deal, £150million of government cash that has been made available to Oxfordshire to pay for infrastructure projects that must support extra housing in the area.

Factoring in delays, it is estimated that the Bicester project would support the build of 150 new homes, 200 less than the 350 extra homes that the funding could support in north Abingdon if reallocated to work on the A34 Lodge Hill interchange. Some of the money would also go to cover "cost pressure" around a pedestrian and cycle bridge at Milton Heights.

Oxfordshire County Council leader Councillor Liz Leffman told district and city council leader at a meeting of the Future Oxfordshire Partnership: "We understand that this is not an easy decision to have taken in respect of housing development in Bicester, I know there are some concerns about it

"The fact the building of housing has slowed down now has meant we have had to reassess what we are doing here.

### Air, Noise & Light Pollution

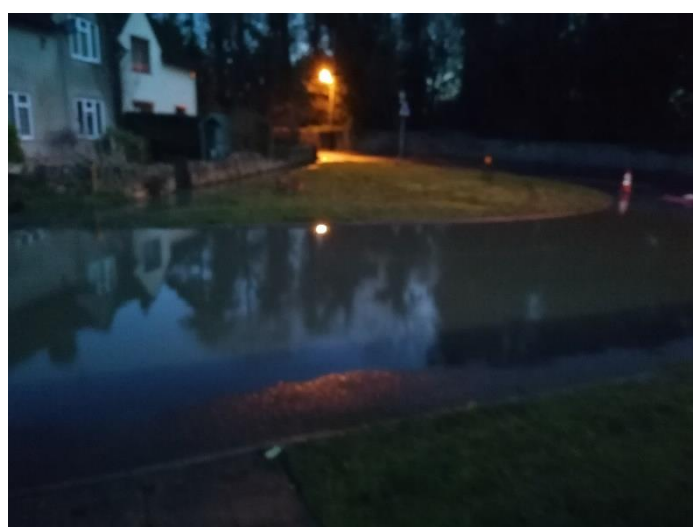
We already have air and noise pollution issues with the M40, Ardley incinerator and current Rat Run traffic in the village.

During the construction there will be significant noise and light pollution, and this will increase once the extra cars (6000) cutting through the village and the 3100 houses, residential accommodation, local shops and floodlight sports fields are fully occupied and there will be a constant glow on the horizon for the village.

In the letter from Kevin Cox, Crime Prevention Design Advisor for Thames Valley Police he has commented that Bollard lighting is not an appropriate lighting method and should be avoided. Not only can they be damaged by reversing vehicles, more critically they do not provide sufficient light at the right height to aid facial recognition and reduce the fear of crime. It also does not deter crime and antisocial behaviour. This means that the height of the lighting have a significant effect on light pollution for the village of Bucknell.

### Environment

Flood risk is a major concern as the village has repeatedly flooded over recent years and each time the flooding is worse than before. By building on the green belt land, the runoff water has nowhere to go and the struggling antiquated drainage system in the village and in Bicester will have more pressure put on it and with no sign of the systems being upgraded to handle the extra home already being built in the Bicester area. (Pictures below of recent flooding)



The Bicester Road is often like a river when there is significant rain fall and this has never been resolved.

The effect on our local wildlife (birds, deer, rabbits, foxes, pheasants, great crested newts) will be hugely impacted by such an enormous development and the air and noise pollution it will generate.

Some of the local wooded areas surrounding Bucknell are classified as ancient woodlands which will be destroyed by this inappropriate development.

We moved to the village as we wanted to live in the countryside and enjoy what it has to offer and raise our family to enjoy this type of lifestyle, if we wanted to live in a built-up jungle we would have moved to a town, like Bicester. Bicester was a small market town with lots of local amenities, but all these new developments have killed the market town.

The above reasons are why this planning application should be rejected.

Vanessa Johnson