

Comment for planning application 21/04275/OUT

Application Number	21/04275/OUT
Location	Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm Lords Lane Bicester
Proposal	OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition
Case Officer	Caroline Ford
Organisation Name	Nick Jones
Address	Laneside House,Bainton Road,Bucknell,Bicester,OX27 7LT
Type of Comment	Objection
Type	neighbour
Comments	<p>As a resident of Bucknell I can only be exasperated by this application. It goes beyond the original 'red line' that was arbitrarily drawn for the NW Bicester development. It is mentioned that this line is not set in stone. We were told by CDC that this was the furthest extent of any development to keep a decent buffer between the village of Bucknell and Bicester. So to see it broken is a shock but not surprising with the way that 'developers' casually treat our surroundings. In my mind it is a flawed design cramming all the dwellings in the centre and getting away with the 40% green rule by surrounding the 'town' (it's not a village) with fields. Stick to the original 'red line' incorporating the 40% green quota and we will still have those green fields with footpaths and hedges, no need to buy them as surely as time progresses they will just be built on. Green belt means very little nowadays! A lot has been written about transport but no one can pretend that 3100 dwellings will not introduce at least another approx 4000 vehicles to the area. The promise of calming measures will not reduce traffic quantity, only slow it down. We have calming measures in the village already and whilst they slow the traffic down the quantity has increased over the years. Road use will increase no matter how many cycle lanes or bus routes are provided and the village of Bucknell will be severely blighted not to mention all routes in and out of Bicester will become even more congested. Morning and evening traffic under the ten ton bridge and along Howes Lane is more often than not a crawl. The light pollution from a development this size will increase and help to destroy the darkness that falls on the area at night. Already the distant glow of Bicester is a constant. Air pollution due to traffic will increase and as we are already adjacent to the incinerator this is just another addition to the problem. All this leads to the detriment of the local wildlife of the area which, would you believe, has been increasing slowly over the years as we notice more creatures and birds returning with help of landowners planting more trees and cover crops to their fields. Drainage is a major problem in this area and I note that no extra sewage system is being allowed for, possibly only reed ponds to accommodate run off water. The sewage system in Bucknell is old and woefully under engineered and to place 3100 dwellings plus commercial between Bucknell and the main sewage system will just create even bigger problems and further flooding. Creating a solar farm on farmland so close to the town is rather a strange concept and a waste of space. Surely there would be enough roof space for solar panels and enough ground space to use ground source heating to negate a massive solar farm? In summary I believe this a flawed application that has not been properly thought out but rather thrown together too quickly. There are no renderings or detailed plans of the development but it seems to me that the dwellings will not have much space of their own and will be very much on top of each other. I urge you to read every comment that has been posted and seriously consider this application and look through it to see what it really stands for. It will be a blight on the greater community of Bicester, not only Bucknell, which needs careful consideration of its general infrastructure which includes roads, hospitals, GP surgeries, schools and policing.</p>

Received Date

06/02/2022 12:07:02

Attachments