

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	Sally Ross
Address	Lark Rise,Bicester Road,Bucknell,Bicester,OX27 7NE
Type of Comment	Objection
Type	neighbour
Comments	<p>Hawkwell Village Proposed Development. Anything less like a village I cannot imagine! A typical developer's description in order to hoodwink planners and public alike. To compare a development of 3,100 houses to the small rural village of Bucknell with a church that dates back to Norman times and properties dated from the 17th and 18th century is completely risible and cannot surely be acceptable in anyone's eyes. And this is the village which will be completely overwhelmed by the sprawling development that surely no-one in Bicester or the surrounding environs can possibly support. Let's be honest this will just be another enormous housing estate. 1. The consultation process has in my opinion not been carried out with any proper consideration of those affected by this development. A small handful of residents of Bucknell received a letter informing them of the planning application. People living in Bicester, particularly on the Southwold Estate, which abutts the current Elmsbrook Eco Town, have heard nothing. Little consideration has been given to the community as a whole. 2. These people will be impacted hugely by the increase in traffic generated from 3100 houses as they already have to contend with the road jams on the A4095. To try and get onto the ring road from Southwold at peak times is a nightmare for residents. It seems that funding has been withdrawn for the new underpass linking Lord's Lane to Howes Lane. Surely this would be crucial for any further development in Bicester considering the huge impact of extra traffic. Also, having spoken to a resident of Elmsbrook he suggests that the concept of people not needing cars is a complete fallacy and any argument along these lines is complete nonsense. There are on average almost 2 cars per household and parking is a nightmare and therefore the remit of the original Eco Town concept is a misconception. How will the new 'Hawk-not-so-well' village be any different? 3. The traffic coming through Bucknell itself has increased dramatically over the past few years and has become a rat run cutting through to the M40 from Bicester. At peak times hundreds of cars pass through presenting an extra hazard for all those moving around the village such as walkers, horse riders and cyclists. For residents the pavements are narrow and were not designed to have traffic thundering past. The weight of traffic will only increase hugely with the possibility of 5,000 extra cars on the surrounding roads. As a result of the new Bucknell Road alignment what will the impact be of all the traffic travelling to Bucknell and the M40 Junc 10 through the new development. Plus there seems to be a lack of access points in and out of the estate. What will the traffic jams be like as cars try to join the ring road which is already gridlocked at rush hour. With 6000 extra cars flooding onto these roads the result will be devastating. 4. The impact on the environment will also be huge in terms of wildlife and the destruction of their habitat as well as destruction of farmland which seems to be disappearing at an alarming rate due to over-development of the countryside. 5. Flooding is also a big concern as Bucknell already has problems in this area and several houses have suffered over the past few years - particularly exacerbated by the building of Viridor. Can the drainage system really sustain 3,100 extra houses in the area without the risk of more flooding in the surrounding area. The Bucknell-Bicester road floods very readily when there</p>

is excess rainfall and makes driving quite hazardous on occasions. Would this flooding issue be addressed? 6. Finally it appears that the developers are attempting to increase the original area approved for development in the Cherwell Local Plan by 30% and therefore the buffer zone between the development and Bucknell has been moved ever closer to the parish boundary. 7. For these and many other reasons as stated in the multiple objections this application should be rejected.

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Attachments