

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	Andrew Hickman
Address	Sainfoin House,Heyford Road,Middleton Stoney,Bicester,OX25 4AL
Type of Comment	Objection
Type	neighbour
Comments	<p>Whilst recognising that this application falls within the scope of the North West Bicester, Eco-Town proposals articulated within the Cherwell Local Plan, nonetheless it should not be allowed. Quite apart for the detrimental effect upon the small village of Bucknell, there are other reasons why the application should be declined. Firstly, the traffic implications will be significant. The road infrastructure in Bicester and the surrounding villages is already under very great pressure from existing and ongoing development and a further 3100 houses plus commercial activity involved in the construction phase will only add to this. This area of North Oxfordshire is already blighted by traffic. Secondly, when the Eco-Town proposals were first articulated it was not apparent that there would be a proposal for a Strategic Rail Freight Interchange to be situated near to Ardley and occupying some 800 areas of lane. Given the likelihood that this SRFI will go ahead then rather than allowing piecemeal developments on various sites, as in the past, it is now time for a complete reappraisal of the whole transport infrastructure in this area before any further development of the Eco-Town sure is considered. Thirdly, Thames Water has expressed severe misgivings over its ability to cope with the the extra water and waste requirements of this site. It is clear that Thames Water has not and is not investing sufficiently in modernising its already overstretched networks and is resorting increasingly to illegal use of rivers in its area to dispose of waste. Until Thames Water can satisfy the local authority that it can cope with the level of development planned then further development must be curtailed.</p>
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Attachments	