

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	Bucknell Farms Ltd
Address	Bucknell Manor Farm,Bainton Road,Bucknell,OX27 7LT
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection Comment in respect of 21/04275/OUT On Behalf of Bucknell Farms Ltd, Manor Farm, Bainton Rd, Bucknell, Bicester OX27 7LT In respect of the above planning application we raise the below objections :-</p> <ol style="list-style-type: none">1 Traffic and Highways This is a proposal for up to 3,100 dwellings and a range of associated infrastructure to service the development. We have serious concerns over the impact upon traffic movements through Bucknell and the adjoining road network. The existing road infrastructure is simply not adequate to facilitate the additional several thousand additional traffic movements per day that the development will generate. Currently there are several areas which become bottlenecks when traffic on the M40 is heavy. This congestion, and time wasted, will impact upon delivery of goods and services to this business and possibly animal welfare. A comprehensive review of the road network is required prior to any such large scale development taking place in the locality.2 Drainage Drainage is fundamental to the functioning of any agricultural enterprise and also for the peace of mind of the residents of Bucknell itself. The majority of Bucknell Farm land drains into the direction of the proposed development and there are therefore serious concerns over how this will be managed should the proposed development proceed. We would wish to see further drainage studies undertaken in order to ensure that land surrounding the proposed development is not left waterlogged for long periods at a time. Bucknell itself is already at risk of flooding and the proposed development will only exacerbate this problem.3 Bio - Security and Business Viability Bucknell Farms run a 500 sow pig enterprise for which health status and bio-security is a fundamental cornerstone. Pigs have been on the farm for 100 years and during that time have been shielded the from health risk of having a large urban population on their doorstep. The increased risk of inevitable trespass onto the land from the occupants of an additional 3,000 plus dwellings will result in a considerable expenditure on increased security right across the farm premises. This capital cost may well lead to the viability of the farming business being called into question. If the development causes the closure of the pig farming operation then not only will the direct farm employees jobs be at risk, but also several other jobs involved within the supply chain to and from the farm. Re-locating the pig enterprise is not a viable option as the cost to do so, let alone the difficulty of finding a suitable site and obtaining planning permission etc, would run into tens of millions of pounds. The farm produces approximately 4.5 million portions of pig meat per annum and the loss of this input into the supply chain would impact hundreds of jobs and other enterprises in the supply chain.4. Scale The sheer scale of the proposed development is not appropriate in this location. Bucknell village will become "dwarfed" by this development and local community, heritage and amenity will be lost. Development in countryside areas must be kept to a sympathetic scale which is in harmony with existing communities and enhance rather than detract from their sense of place.
Received Date	10/02/2022 16:07:19

Attachments