

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	
Name	Dave Reeve
Address	1 Manor View,Bucknell,Bicester,OX27 7NG
Type of Comment	Objection
Type	neighbour
Comments	<p>I refer to the above application and comment below my objections and observations on the proposed development. It appears from the plans which I have seen that there is an area of land in the application that would, as far as I was aware, have been a green buffer zone to protect the village of Bucknell. Is this area still to be a buffer zone and landscaped by the developers ? The provision of 3100 houses plus other accommodation on this site will impact to the detriment of the village of Bucknell. Indeed the volume of buildings, which will give rise to additional vehicles of all types and sizes, will cause huge problems to roads which are not designed for the volume of traffic envisaged. The infrastructure, therefore, serving this development is inadequate. Is the developer proposing to upgrade any of the surrounding roads to cater for the additional traffic ? In addition there is only one road in the village of Bucknell with a recognised pavement. Other roads do not have pavements which gives rise for concern for any pedestrians within the village. The foul water drainage system in Bucknell is already overloaded and many in the village have experienced problems. What plans do the developers have for foul water drainage for the proposed development so as not to have any further impact on the village system ? No mention is made of any medical facilities. The nearby town of Bicester is already struggling to provide adequate facilities for the residents already living there. No mention is made for provision of a senior school or college. With the number of houses envisaged adequate education facilities must be available for senior school children. Areas of the land are known to flood. Buildings, and especially a burial ground could well suffer from subsidence or flooding. Areas of the proposed site come within the parish of Bucknell. What financial proposals will there be for maintenance and upkeep of communal facilities once the developer has 'moved on' ? The land is currently used as arable land. With the ever growing population of this country has thought been given to where else crops can be grown rather than have to rely on imports ? Wild life including bats and badgers, etc, inhabit this land. Has a survey been commissioned on the impact of the development on wild life ? This development will be remote. Is it envisaged that public transport will be incorporated in the plans giving access to larger towns such as Bicester, Banbury and Oxford ? Residents of Bucknell have seen the adverse effect of similar projects around Bicester and feel that there are other suitable areas for development within Oxfordshire without upsetting the ecological and environmental status quo as this proposed development most surely does. Yours faithfully D. Reeve</p>
Received Date	28/02/2022 13:12:12
Attachments	