

# Comment for planning application 21/04275/OUT

<b>Application Number</b>	21/04275/OUT
<b>Location</b>	Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm Lords Lane Bicester
<b>Proposal</b>	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
<b>Case Officer</b>	Caroline Ford
<b>Organisation Name</b>	
<b>Name</b>	Mr Colin Hornby
<b>Address</b>	21 Middleton Road,Bucknell,Bicester,OX27 7LZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>To whom it may concern, Dear Sir, Madam, I would like to raise objections to the Northwest Bicester 'Hawkwell' development plan outlined in 21/04275/OUT. I was upset to see that the original plans for NW Bicester had been withdrawn and new plans put forward but with a significantly increased scope (almost 1/3 bigger and with an additional 500 houses), but with hardly any consultation or notice given to the local residents! I have many concerns about the proposed development. One of the biggest is the massive increase in traffic in the surrounding areas that it will cause. 3100 houses conservatively equates to 4400 additional cars (based on 1.42 cars per household - source Dept for Transport), but with the type of housing being build I believe this number is probably closer to 6000 additional cars. The road network around Bicester is already stretched and this number of additional cars will create huge traffic issue. I do not see any sufficient plans within the proposal for how the developer intends to address, there is certainly not enough in terms of how they will improve the road infrastructure to cope with this amount of cars, and unfortunately, I think their belief that residents will all use bikes, walk or public transport is misguided and fanciful. I am also concerned for the number of additional cars that will run through our village in Bucknell. I have young children and I am concerned for their safety if we have such an increase in cars coming through our villages small road. Currently, in order to get to Bucknell's park, my children must cross the Bicester-Ardley road and I would be afraid to let them cross with the increased traffic. Talking of children, I also have concerns about the schools in Bicester being able to cope with the children from an additional 3100 houses. As far as I can see, there are only plans to build an additional primary school (and extend Gaglebrook?) but there are no plans for any secondary schools. I doubt TBS, Cooper School and Whiteland have the capacity to absorb the extra pupils, Whitelands is already oversubscribed (my daughter failed to get a place last year). I also wanted to raise an objection surrounding flooding. Many of my neighbours in Bucknell have suffered from flooding over the last few years, primarily due to foul water backing up within the system and inadequate drainage around Bucknell. I do not see evidence in the proposed plans that the developer has taken adequate steps to model flood risk and drainage for Hawkwell and the surrounding areas and have heard that they have not even contacted Thames Water to discuss before submitting their plans. There are many other reason for objecting to this proposal, though I will not go into details Additional light pollution 30% additional land that this proposal seeks to develop resulting in the further unwarranted destruction of wildlife and greenbelt between Bucknell and Bicester Not enough Doctors surgeries in Bicester!! Can't get an appointment for months currently, without an additional ~10,000+ residents in Hawkwell! Ditto Dentists! Please reject this application until the developers can prove that the proposed estate will address these concerns and provide adequate solutions. Best regards, Colin</p>
<b>Received Date</b>	23/03/2022 14:20:05

## Attachments