

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	Jennie Macfarlane
Address	10 Russet Road,Ardley,Bicester,OX27 7PL
Type of Comment	Objection
Type	neighbour
Comments	<p>The infrastructure cannot support additional vehicles on the road. Additional risk of flooding There is no plan in place or roads infrastructure to be able to cope with the vast increase in traffic around the A4095, Bucknell Road, B4100, A4421 or the Banbury and Buckingham roads into Bicester and the plans such as they are in will cause traffic gridlock across Bicester and the surrounding villages The developers have failed to carry out any proper modelling on any of the key topics to actually assess what the impact of their plans will be on roads, utilities, schools etc and instead rely upon generalised statistics and outdated work of others for projects of a different size and shape The NHS have responded indicating that the medical provision within Bicester can not cope and would not be able to cope for many years to come with such a vast increase in people The schools envisaged by the Cherwell Plan to cope with the population increase brought by any NW Bicester development have not been built and this development provides no Secondary or Tertiary school places and insufficient primary level schooling The plan is based on the concept of sustainable transport serving the new estate, with increased emphasis on Bike travel and Buses. The bus proposals have been criticised by Stagecoach as being unworkable and not financially viable in the long term, the cycle provisions are limited and fail to deal with the need for upgrade to and building of cycle routes away from this estate and into Bicester and the developments distance from key areas, means that only the most dedicated endurance athletes would be tempted to commute, shop and socialise via walking 3 The plans only have three main entrances into the estate and the developers have given no thought to how they would prevent vast percentages of the traffic from the site dispersing northwards through the villages of Bucknell and Ardley and onto the proposed new Junction 10 and 10a at Ardley (in order to avoid the tailbacks at Junction 9) The plans are criticised by Highway England for using out of date data and failing to carry out any proper modelling as to the effect of this new estate and taking account of all the other mass of development which has occurred or been granted permission to occur in and around the area The plan is criticised by Oxfordshire County Council for failing to carry out proper flood modelling or to have plans to overcome the lack of a re-aligned Howes Lane Even the land targeted in NW Bicester by the original Cherwell Plan, is based on 2013 and out of date assumptions (contained in a 2014 plan) when the world and area has changed beyond recognition from when those plans were formed and the destruction of large tracks of Countryside and Farms is not now seen by the world as an "Eco" option The plan will lead to the conurbation of Bucknell village as part of and connected to Bicester (with insufficient buffer between town and village)</p>
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Attachments	