



'Millwood'.
Water Lane,
Ardley-with-Fewcott,
BICESTER, Oxon.,
OX27 7NX.

23rd March, 2022.

The Planning Inspector,
Cherwell District Council,
Planning Department,
Bodicote House,
BODICOTE,
BANBURY, Oxon.,
OX15 4AA.

Dear Sir or Madam,

HAWKWELL DEVELOPMENT
Registered Planning Number 21/04275/OUT
OBJECTION

We enclose our objections to the proposed development of the Hawkwell site South, East and West of the Village of Bucknell and would like these to be taken into consideration when the application is debated.

Yours sincerely

Brian J.E. Gilpin and Madeleine E. Gilpin

Enc.

REGARDING THE HAWKWELL DEVELOPMENT
Registered Planning Number 21/04275/OUT

OBJECTION

Our chief objection to the proposed development of 3,100 houses to the east, south and west of Bucknell is what will amount to an enormous increase in the traffic that will go through the main road of the Village. Already there is heavy traffic throughout the day and increasingly so in the mornings and evenings as people go to and return from their work. Most traffic will be trying to join the Motorway at Junction 10, which is already inadequate to cater for the traffic it has at present, but some is on its way to Oxford and to Heyford Park. Both Bucknell and Ardley-with-Fewcott suffer from having large numbers of through vehicles. Having this large scale development will aggravate this situation greatly.

Bucknell is essentially an agricultural farming village with a long history of arable and animal husbandry. This still continues and it is incredible that in these uncertain times when emphasis will be placed, increasingly, on farmers to make this country self sufficient for food production that a development taking away such huge tracts of good farming greenfield land is being considered for housing. This surely is a retrograde step when it is possible that this country will be facing difficulties, unimaginable before recent events, when looking more and more to farming the land to produce the food we need to live, becomes essential.

Already great areas around Bucknell and Ardley-with-Fewcott are being considered to be developed with massive warehousing at Baynards Green and around the Motorway Services area and a rail freight facility at Ashgrove Farm. The incinerator on the B430 almost opposite Camp Road and the composting site down Camp Road already exist and this whole area is fast becoming quite a light industrial area. All these do and will produce a huge volume of traffic, not to mention noise and pollution in what is essentially a rural countryside.

Bucknell's whole southern aspect stretching both east and west, with its wonderful wildlife and green spaces will become a suburb of Bicester, swallowed up in that enormous urban sprawl, a prospect which was not promised when the land close to the Ironbridge roundabout was purchased to alter the position of Howes and Lords Lanes.

Bicester is already a sterile development of toytown like properties seemingly with little or no obvious soul. It is inconceivable that Bucknell is being considered as somewhere to place even more soulless housing thereby destroying at a stroke the long history of farming around Bucknell.

What is worse is that the sewerage system of the Village is already heavily overloaded and frequently flooding occurs with raw sewage, most recently on 23 December 2020 when this flooded down the main road and village area just before Christmas that year. Thames Water seems incapable of solving this problem aggravated by the ingress of leachate from Viridor at Ardley.

Looking at the development suggested by Hawkwell it is proposed that there would


be other facilities included in the 'new Bicester Village' such as a care home, take-aways (not an attractive thought when the amount of litter already apparent around the area is a problem) another pub and wine bar, (what about the Trigger Pond already a popular venue), shopping centre (hasn't Bicester already got massive centres on the outskirts of the original Town), doctor's surgery (what about the enormous hub being built at Graven Hill), allotments and burial ground, even improvements to the road system (making Bucknell even less of a village and destroying ancient hedgerows into the bargain, not to mention the beautiful sight of spring flowers alongside the Bucknell Road which are currently looking at their very best. All these ideas seem attractive "carrots" to hold out for people who are desperate to find a 'home of their own'.

Bucknell has long feared the spectre of becoming something like Chesterton and Wendlebury (whose requests to avert the building of the Great Wolf development were studiously ignored by the inspector), and losing their individual identity and it would be wonderful if this new development could be substantially amended.

Yours sincerely,

Brian and Madeleine Gilpin.
'Millwood', Water Lane,
Ardley-with-Fewcott,
BICESTER, Oxon.,
OX27 7NX.


Telephone: 01869/345269

Signed: 

Brian J.E. Gilpin

23-3-22

AND

..... 

Madeleine E. Gilpin

23-3-22