

**From:** Julie Trinder  
**Sent:** 07 April 2022 09:37  
**To:** Planning  
**Cc:** Nick Mawer; lynn.pratt  
**Subject:** Planning Application Number 21/04275/OUT  
**Importance:** High

Dear Planning Department

Following a Special Planning meeting that took place on Monday 5<sup>th</sup> April 2022, please find below comments regarding the above planning application from Bicester Town Council.

Can I ask you please to acknowledge receipt of this email.

**RESOLVED that Bicester Town Council RECOMMEND to the District Council that Planning Application number 21/04275/OUT be refused for the following reasons:**

- 1. A significant part of the proposed site falls outside the area previously adopted in the local plan. As a result of this there is a substantial danger of coalescence**

**2. between Bicester and Bucknell. The Town Council has particular concern that the area allotted for the cemetery is on land outside of the current Local Plan, it is outside the current parish boundary and concerns about the proposed access of the site. The new application contains 500 more houses than were required at that site and are also outside the Local Plan. The Town Council is also yet to be convinced that the proposed site is suitable due to concerns over the water table and other environmental considerations.**

**3. The regrettable removal of funding for the realignment of Howes Land, means that the proposed development cannot go ahead; in other words, Howes Lane and Lords Lane must be re-aligned before any houses can be built on this site.**

**The proposed junction at Lords Lane and Germander Way should be traffic light controlled, but, this junction should not be taken in isolation but must be made to work with Oxfordshire County Council's proposed re-development of the junction A4095 and the B4100. The County Council must find the shortfall in funding before this can happen.**

**4. Bicester Town Council has concerns over the traffic generated by the site on the existing road network. The Town Council regrets the lack of health provisions on the site and notes that soon the only health provision will be on the opposite side of the town.**

**The Town Council also has concerns about the balance of employment use proposed for the site and noting that we prefer employment sites to have a greater density of jobs per square meter.**

With kind regards

**Julie Trinder**

**Administration Officer (Civic & Democratic)**

**Bicester Town Council**

**The Garth Launton Road Bicester Oxon OX26 6PS**