



Ref: Application Number 21/04275/OUT Hallam Land Management Ltd

Elmsbrook Community Organisation have a number of concerns regarding this application and at this stage cannot fully support the application as it currently stands.

The main areas of concern at this outline stage are:

Traffic

The removal of funding for the Howes lane replacement link road does not appear to have been considered in the application. This will have an effect on traffic movements to and from the site but no modelling has been undertaken to show what impact this will have on the existing road network.

Modelling should be undertaken to demonstrate the proposed movement of traffic if the development is built out prior to the provision of the road so that it can be shown how the network will be affected.

Bucknell Villagers have serious, and valid, concerns regarding the likely increase of traffic through the village as a result of this application. At a presentation to the Parish Council a series of mitigation measures were proposed which most felt would have a greater Impact on the villagers than on commuters choosing to 'rat run' through the village. Most of the measures proposed are already in existence in the villages of Chesterton and Wendlebury and have done little to deter commuters from utilising the local roads as an alternative to lengthy delays on the arterial routes. Although costly to the developers, we feel a bypass route around the village of Bucknell should at least be considered as an option.

Bus Provision

It appears that the assumption has been drawn that the current bus provision for the Exemplar site will no longer be running at the time this development begins to be occupied, yet the information provided at the Bucknell Parish Council meeting heavily inferred that the proposed Hawkwell Village bus service would not include any provision to the exemplar site. I have noted the comments in the consultation response from Stagecoach regarding the difficulties of providing a service using

double decker buses to the exemplar site, however a decision to exclude Elmsbrook residents from the provision of a bus service would not be acceptable and a viable solution needs to be sought. We have residents who rely solely on the bus service as access to the town centre and beyond. To not include these residents would lead to social isolation and deny them reasonable access to essential services.

Extension of the boundary from the original Master Plan

It has been noted that the boundary line for the application extends beyond the original boundary shown in the NW Bicester Master Plan, and that of the boundary outlined in the previous planning application submitted by A2 Dominion Housing (since withdrawn). This has enabled an additional 500 houses to be added to the outline planning application and brings the development significantly closer to the village of Bucknell. It has been noted that the developers have attempted to lessen the impact of the encroachment by siting the majority of the green space for the development within this area, however this will also mean that the much needed burial ground will now be sited on the outskirts of Bucknell village, further away than many anticipated. Our concern with this would be an increase in car travel from Bicester residents to visit the site of the burial ground. It is also felt that the boundary between the development and the Village of Bucknell should be greater in order to prevent this historical village from being 'swallowed up' by this much larger development.

While Elmsbrook Community Organisation do not object to houses being developed on this land, we feel that the impact of the development, especially on the local road network, needs to be looked at in more detail before we could offer it our support.