

Consultee 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	Clerk to Bucknell PC
Name	Catherine Lanham
Address	Stonehouse Northampton Road Weston On The Green Bicester OX25 3QX
Type of Comment	Object
Type	
Comments	<p>Objection Bucknell Parish Council, representing our rural village community, strongly objects to this application. Encroachment and Coalescence The proposed development would see Bicester extend into the boundaries of this village, permanently destroying the historic, individual, and rural identity of our parish. Unauthorised boundary extension The proposed development breaches the carefully considered boundary for NW Bicester defined by the public inspector in the Masterplan of 2014. Agreement to such a breach opens the door to unfettered development in the future, leading to the complete erasure of Bucknell's, and other satellite villages?, independence. Ecology The proposed development will permanently destroy the vital ecological footprint around the village. As a rural community, our village benefits from the rich biodiversity of both flora and fauna inhabiting the farmland and hedgerows, that have been carefully managed under the stewardship of local families for generations. The developer's claim that their plan will preserve, or rather enhance, the ecology of the area by preserving many of the hedgerows around their urban dwellings, is disingenuous. We surmise the claim is only made possible by their proposed breach of the NW boundary as stated above. Traffic and Transport Infrastructure The proposed development will inevitably exacerbate the already significant traffic problem that is evident in and around Bicester. The completion of several thousand houses will bring nearly as many additional cars onto a local road system that is already overburdened. Bucknell's position between the northern boundary of Bicester and junctions 9 and 10 of the M40 means that the village is already used as a rat run (causing considerable nuisance and potential danger to life) by a) local traffic coming in and out of town and b) regional traffic avoiding the very regular incidents that occur on the motorway between the two junctions using all four of the roads that form the structure of the village. The developer's proposal to introduce traffic calming measures along the Bucknell/Bicester road will provide no alleviation from these issues (the traffic has to go somewhere) and turns a rural road into suburban boulevard, which only serves to ensure Bucknell's coalescence with Bicester. Further, there are no other proposals to restrict or prevent traffic from passing through Bucknell. Solar Farm The proposed development includes the construction of a photovoltaic power station adjacent to the village boundary. This is an unacceptable intrusion creating a brownfield site for future development opportunity within the confines of the village. Burial Ground The burial ground is shown as being in the Parish of Bucknell. The Parish Council does not have the necessary resource or competencies to maintain such an area and therefore cannot under any circumstances consider this to be within the existing parish boundary. Conclusion A number of satellite villages to Bicester are already deeply impacted by past unchecked development and we would urge our district council to refuse this application rather than allow Bucknell also to be overwhelmed by urban sprawl. As a village we have not been appropriately or properly engaged in any consultation (despite what the developer, Cherwell District Council</p>

(CDC) or others may suggest). Planning application notifications were only sent to a random and small selection of properties in the village by CDC and a limited number of telegraph pole notices. CDC's own notification suggests that the proposal would affect the setting of Listed Buildings. We completely concur, but really are baffled to understand why, on this basis, each listed building in the Parish has not been consulted with an individual letter from CDC. Additional points that CDC acknowledge - this is a 'major' development and that it is a "Departure from plan" - really bring into question the extreme lack of notification from CDC for such a development, given the devastating effect it would have, forever, on the village that we all love. We note that there are a significant number of objections on the Cherwell District Council planning portal from both standard consultees and individuals. These individuals have spent significant amounts of time and effort researching the details of the application and raising very strong and sound reasons as to why this application should be fully rejected. We count on your support now, as our District Council, to put the rural community of Bucknell at the forefront of your minds.

Received Date

31/03/2022 17:18:17

Attachments