

8-9 Bainton Road
Bucknell
Oxfordshire
OX27 7LT

31 March 2022

Attn: Caroline Ford, Planning Officer, Cherwell District Council

Planning Application – 21/04275/OUT

OBJECTION

I wish to lodge my strong objection to this planning application on the following grounds:

1. Lack of any real consultation by the Developer
2. Lack of proper consultation by Cherwell District Council
3. Contravention of the Cherwell Plan
4. Historic assets will be adversely affected
5. Contravention of the national planning policy framework
6. Detriment to local ecology and diversity
7. No consideration has been made or assessed on the impact of the significant additional traffic on surrounding communities

In detail:

Lack of Consultation by the Developer

The developer will no doubt claim that they have entered into consultation with many stakeholders. It is clear when looking at objections on the Cherwell District Council Planning Portal, that many stakeholders – both organisations and individuals have not received anything like the level of consultation that is being claimed. Organisations explicitly state in their communication to you that they have attempted to enter into dialogue with the applicant, but that they receive no response and there has been no engagement.

Local communities fared no better; an ill-advertised three week online public consultation was considered sufficient by the developer. This is absurd.

They, the developer, may say that they entered into a consultation with residents of Bucknell. To be very clear: that was not consultation. It was a box ticking exercise. They came, they presented, they left. They did not answer questions. They most certainly did not and have not consulted.

I also note that that the National Planning Policy Framework (NPPF) calls for effective engagement when considering such development. There has clearly been no such effective engagement.

Lack of Consultation by Cherwell District Council

Cherwell District Council (CDC) has shown a lack of consultation to the residents of Bucknell. There were a handful of A4 notices attached to farm gates outside of the village and one or two on telegraph poles in the village. This is not adequate for a development of this size given the impact on our community.

Some properties received a written notification from CDC, but I do not understand the premise behind the choice of those properties, it appears to be a random selection. Residents that will be seriously impacted by this development have not received appropriate notification from CDC.

Cherwell Plan

You, as CDC, know the Cherwell Plan well. You know that the area designated for NorthWest Bicester has been defined and is clear to all. This application contravenes the Cherwell Plan by breaching those boundary lines drawn in your plan. If those boundaries are up for debate, then the whole Cherwell Plan needs to be questioned and challenged – this is after all a plan over 20 years – things change, better choices may be available half way through a period of time. This will then raise the question of the appropriateness of this site for ANY further development and the suitability of other brownfield locations instead for the provision of housing at this scale.

The Cherwell Plan has a wonderful slogan: “this is a plan which demonstrates respect for the past and which seeks to preserve and enhance what makes Cherwell district special ... our beautiful villages and wonderful landscape” (Cllr Barry Woods, Leader of the Council). This planning application fully fails to meet those criteria.

- It shows no respect for the past
- It does not preserve anything
- It does nothing but destroy Bucknell and the surrounding landscape

Historic Buildings

Bucknell has a range of historic and listed buildings. The developer conveniently and explicitly decided to ignore these in its application. The impact on these buildings is most definitely in scope and must be considered in full and the detriment to them determined.

National Planning Policy Framework

The NPPF explicitly states that policies and decisions should be made to ensure that a new development is appropriate for its location taking into account many factors – for example the wider impacts that could arise from the development. This has clearly not been done in the context of Bucknell

Ecology and Diversity

The developer claims that their plans will improve the ecological value of the area. At face value this is ridiculous. How can concreting over vast swathes of agricultural land improve ecology both above and within the soil.

Spurious claims are made by the developer about how it will improve ecological diversity by 10%. Even CDC's Ecology Officer questions this assertion, saying that a DEFRA metric cannot be found to support the claim and that no data to support such a net gain can be found in the application.

Traffic

The effect of traffic will be catastrophic.

It will destroy Bucknell.

Since Elmsbrook (the Exemplar Eco-Town) has been built, the increase in traffic volumes on Bainton Road and onto the M40 is high. This is with under 500 houses.

Despite the claims from the developer, anyone with any degree of common sense will recognise that there will be a huge increase in vehicular movement and that Bucknell will suffer.

No proposals have been made to prevent this traffic from entering Bucknell. Speed bumps will not work, just look at Middleton Stoney Road to the side of Kingsmere – such measures do not deter or stop traffic.

In conclusion and when considering this limited range of factors it is clear that the application is flawed and should be rejected in full by Cherwell District Council.

Chris Wells