

# Comment for planning application 21/04275/OUT

<b>Application Number</b>	21/04275/OUT
<b>Location</b>	Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm Lords Lane Bicester
<b>Proposal</b>	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
<b>Case Officer</b>	Caroline Ford
<b>Organisation</b>	
<b>Name</b>	Joceline Smith
<b>Address</b>	Garden House, Bainton Road, Bucknell, Bicester, OX27 7LT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I would like to object in the strongest possible manner, to this planning application on a number of grounds. Bucknell is a village of circa 400 houses. The proposed Hawkwell Village is nearly 3100 homes is not a village as it is directly connected to Bicester. It is simply an extension of the town of Bicester and would have a significant and severely detrimental impact by encroaching on the boundaries of the village of Bucknell. Bucknell is served by narrow country lanes, which are already under pressure due to people using Bucknell as a cut through between the two ends of Bicester and the surrounding areas. There roads are already overused and traffic levels often prevent me from leaving my own driveway as there is not the space for cars to pass safely in both directions. Traffic already speeds through Bucknell at well above 30 miles per hour. This is already a direct safety threat to the villagers here. The introduction of cars serving another 3100 homes (so assuming a minimum of two cars per household, that's over 6,000 extra cars passing through the village roads. It is untenable and a direct threat to the safety of pedestrians and children in our village. There are very few pedestrian pathways in Bucknell, so to move about our village we walk on the narrow roads. It is only a matter of time before somebody is seriously injured, without the introduction of the additional traffic that Hawkwell would bring. I cannot believe there is a justification for knowingly enabling the introduction of such a safety threat to the community of Bucknell. Light pollution is already affecting Bucknell and it's wildlife. The proposed encroachment of Hawkwell would not only obliterate to a significant swathe of important wildlife habitat, but would bring further light pollution right up to our village, causing even further detrimental impact to the villagers and to any remaining wildlife. Thames Water have commented that the existing infrastructure will not be able to cope with the extra 3,100. homes. Due to lack of investment, many homes in the village have had years of flooding, which is already further impacted by the pollution issued caused by the nearby Ardley incinerator. Building over more fields around Bucknell, will cause even more issues with water, drainage and water pollution. The existing water doesn't always have anywhere to go. How will the system cope with an extra 3,100 houses eg an over 5 fold increase in the number of properties. Even the Bicester pumping facilities don't have the capacity to cope, let alone the small village of Bucknell. Pollution is an issue. Some people choose to live in lower traffic greener areas for health reasons. Our family is directly affect by this issue and chose to live in Bucknell due to the lung condition of our young son. The increase in pollution that Hawkwell would have on Bucknell seem to create a direct public health risk to people like our son. Again, I cannot believe that it is in the interests of any community to knowingly introduce such a health risk. Our NHS is under enough pressure. On that note, the GP practices in area are already under great pressure and do not have the capacity to serve current patient numbers. The addition of residents at 3,100 homes (easily an additional 7,000 plus people) will have a direct impact on everybody currently served by the local GP practices. There is simply NO capacity for such an increase. In addition, I would like to formally record my concern at the underhand manor in which the developers have</p>

approached this submission, the disregard for the residents of the affected areas, and the lack of open and active consultation and dialogue with those communities prior to the initial submission deadlines. Planning loop holes appears to have been used to try and "sneak" this development in by the back door. It makes a mockery of the planning process and the approach shows a total lack of regard or consideration for communities who will be directly and only negatively impacted. There is NO upside to the Hawkwell Village Development. As Thames Valley Police have highlighted, even the proposed approach to parking of vehicles on the Hawkwell site is ill-conceived, as it used a "barn" parking methodology, which is widely recognised to be unsafe and prone to increased theft and anti-social behaviour issues. The appears to be a planning proposal based purely in profit as there are no logical arguments that make the proposal justifiable. I do hope that the planning committee will see this Hawkwell village for what it isa poorly conceived town suburb that does nothing to positively impact it location, robbing a rural community of its identity, it's character, it's safety, it's wildlife and it's infrastructure.

**Received Date**

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**Attachments**