**From:** Public Access DC Comments   
**Sent:** 28 October 2018 20:31  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/00484/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:31 PM on 28 Oct 2018 from Mr Steve Procopiou.

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| **Application Summary** | |
| **Address:** | Land North And Adjoining Home Farm Banbury Road B4100 Caversfield |
| **Proposal:** | Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works. |
| **Case Officer:** | Caroline Ford |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=P5Y1WMEM0N100) | |

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| **Customer Details** | |
| **Name:** | Mr Steve Procopiou |
| **Address:** | 3 Wintergreen Fields, Bicester OX27 8BG |

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| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | We wish to register our objections to the proposed development for the following reasons:  - This site is bounded on three sides by Elmsbrook. While we recognise the inevitability of a development on this site, it appears somewhat perverse that it will not be part of Elmsbrook and adhere to the same sustainable principles as Elmsbrook. We are particularly concerned about the visual impact of including three-story buildings. (Material Planning Consideration - visual impact)  - The only access to the new development is via Charlotte Avenue. Disgorging traffic from another 75 houses onto Charlotte Avenue is in direct contravention to the North-West Bicester Masterplan's stated objective to "minimise traffic through existing communities." (Material Planning Consideration - traffic impact)  - This access also makes it easier and quicker for residents of the new development to access the school (and other facilities when they're built). According to the National Planning Policy Framework, "transport issues should be considered from the earliest stages of development proposals so that "opportunities to promote walking, cycling and public transport use are identified and pursued."" Instead, through having this access, residents are being encouraged to use their cars for short journeys.  - Charlotte Avenue was designed without consideration to this additional traffic. It is already difficult to get out onto the B4100 at busy times of the day, parked vehicles can cause problems and there's a blind spot approaching the single lane bridge from the direction of Gagle Brook School. The additional traffic will exacerbate these problems. (Material Planning Consideration - traffic impact)  - We strongly object to the potential future pedestrian / cycle connections ... along the south-western frontage. This will have the effect of mixing vehicular, pedestrian and cycle traffic along Wintergreen Fields, which doesn't have any footways, let alone 2.0 metre wide ones. It is a narrow road, barely wide enough for two cars with a blind bend halfway along it. (Material Planning Consideration - highway safety)  - When we moved here we were told that there would always be a hedgerow and line of trees screening us from any future development. These proposed connections will negate that. Furthermore, if the connection is as shown on one version of the drawing, we'll have people looking straight into our lounge as they come along the path, impacting our privacy. (Material Planning Consideration - privacy) |