**From:** Public Access DC Comments   
**Sent:** 28 October 2018 17:05  
**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 5:04 PM on 28 Oct 2018 from Mr David Tomlinson.

|  |  |
| --- | --- |
| **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) | |

|  |  |
| --- | --- |
| **Customer Details** | |
| **Name:** | Mr David Tomlinson |
| **Address:** | 37 Charlotte Avenue, Bicester OX27 8AS |

|  |  |
| --- | --- |
| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | Having researched the plans for this new development, and understanding it will not be part of the Elmsbrook site, I have one main objection and a few concerns to raise.  My principal objection is to the lack of a separate access route to this new development. It will use Charlotte Avenue, which is currently a private road. Doing this will (1) increase traffic on a private road, (2) increase noise and air pollution for neighbours, and (3) cause wear and tear on a road which the residents of the Elmsbrook community pay to maintain via a service charge. I would prefer to see a direct access route to the new development using the existing access to Home Farm, which would help mitigate the impact the new development would have on residents of Elmsbrook. It would also allay many concerns about a disproportionate share of the cost of upkeep falling to Elmsbrook residents and concerns about increased traffic on the community's spine road and additional noise and air pollution.  I also have concerns about other aspects of the proposed development that could ultimately have a negative impact on the Elmsbrook community. For example, it's not unreasonable to expect residents of the new development to use other parts of Elmsbrook that we pay for the upkeep of, such as children's play areas, the orchard, and other green spaces. Would the new development contribute to the upkeep of these privately-maintained areas? Would the Council be taking responsiblity for these areas to ensure maintenance costs were equitably shared by all nearby residents?  Furthermore, traffic and parking are already two hot-button issues here. This new development will only add pressure to that problem by funnelling more cars and traffic onto the Elmsbrook spine road. I would like to see more done to give priority to pedestrians, cyclists, and buses within Elmsbrook, rather than just adding more and more cars into the mix from a new development.  In summary, it would be preferable to have an independent access route for this new development if it's not going to be part of Elmsbrook. It would also be good to have clarity about how the new development will be managed to ensure that it doesn't have a negative impact on its Elmsbrook neighbours, in terms of surrounding infrastructure, maintenance costs, safety, noise and air quality, and local wildlife.  I hope you will take these, and other views of neighbours affected by this proposed development, into consideration before proceeding. |