**From:** Public Access DC Comments   
**Sent:** 28 October 2018 16:59  
**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 4:58 PM on 28 Oct 2018 from Dr Callum Docherty.

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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:** | Dr Callum Docherty |
| **Address:** | 37 Charlotte Avenue, Bicester OX27 8AS |

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| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | My objection relates primarily to the proposed access plans. Currently access to the proposed development will be via Charlotte Avenue. Charlotte Avenue is a private road within the Elmsbook/Exemplar estate. Although Charlotte Avenue is due to be adopted by the council, there are no signs of this happening in the near term.  As a result, if the current plans are allowed to go ahead, access to the new development will rely on a road which residents of Elmsbrook pay to maintain. This cannot be fair.  I appreciate that the applicant has set out plans to reduce car usage, for example by encouraging the use of public transport. However, anecdotal evidence from Elmsbrook suggests car reduction is difficult to achieve in practice. The applicant's car reduction plans are therefore unlikely to limit the impact of the new development upon usage of Charlotte Avenue.  The houses along Charlotte Avenue in the Elmsbrook estate are not separated from the road by gardens. Increased traffic will mean increased air pollution, both on Charlotte Avenue itself and inside the adjacent homes. The Council has a duty to protect the health of its residents.  There appears to be a simple alternative to routing traffic for the new development through Charlotte Avenue. There is already an access from the B4100 to Home Farm, which is due to be used for the proposed car park. This road could also be used to provide direct access to the new development from the B4100. I therefore ask that acceptance of the application be made conditional on a revised access plan using this alternative access route.  Finally, I note that even if vehicular access via the Elmsbrook estate can be avoided, the planned pedestrian and cycling routes would still require use of facilities maintained by the service charge paid by Elmsbrook residents. It can only be fair that the new development be made to contribute to the ongoing costs of maintaining the facilities its residents will use.  I hope that the Council will carefully consider the views of local residents when examining the application, to ensure that the continued growth of the eco town is managed fairly and sustainably. |