**From:** Public Access DC Comments   
**Sent:** 04 November 2018 14:32  
**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 2:32 PM on 04 Nov 2018 from Miss Yolanda Nijmeijer.

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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:** | Miss Yolanda Nijmeijer |
| **Email:** |  |
| **Address:** | 86 Charlotte Avenue, Bicester OX27 8AN |

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| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | As a resident of the neighbouring Elmsbrook site I would like to object to this proposed new development due to several reasons.  When we purchased our home, we were informed that the proposed land for development would be left as it is and does not feature at all in the original masterplan for development of North West Bicester. We are deeply saddened and disappointed by the potential new development of this land which borders Elmsbrook, and that it will not adhere to the same standards. We chose to buy a house here due to all the benefits of living in an Eco development and the houses came at a premium, I do not feel we should be disadvantaged and be solely responsible to pay for the upkeep of the private roads, play areas, orchards, cycle and walkways and available green spaces we have here at Elmsbrook when a potential new development will have access to all of these? Will the new development contribute to the upkeep of these areas?  Access to the new development: Lack of separate access to new development which will result in major traffic issues, with Charlotte Avenue already being very narrow in parts to allow for only one vehicle to fit at a time. With increased traffic from the new development and the further phase 3 and 4 of Elmsbrook, coupled with the bus and any delivery vans there will be serious issues along Charlotte Avenue.   The traffic will be a particularly backwards step for all the residents of Elmsbrook, as they bought their houses here on the provision it was an Eco Development promoting a healthy and green surrounding environment - which makes for an enjoyable aspect of living here. The extra traffic will make it more dangerous for pedestrians, elderly, children and wheel chair users to use the pedestrian walkways, currently cars are already mounting the curb to try and get through Charlotte Avenue in some areas. It will add to air pollution and noise, clearly reducing the anticipated benefits for residents who subscribed to living in a carbon neutral development.   Further to this Charlotte Avenue is currently a privately-owned road, where the residents of Elmsbrook pay to maintain via service charges. Would this new development contribute to the cost of the upkeep of this road? In my opinion separate access to the new development via home farm should be an imposed requirement for the new development.  Not keeping with the character of Elmsbrook: There is a lack of concrete evidence that the character of the new development will be sympathetic to both the environment and the existing houses of Elmsbrook. The Eco development was designed to have 40% green space and each of the houses has been designed tastefully to not feel like a high-density development. This also encourages a healthier lifestyle, promoting walking, cycling, using the Elmsbrook bus and enjoying the varied green spaces available thus creating a thriving community. Similar to the construction of the houses, I believe any new development should be expected to commit to equivalent aims for the surrounding environment and should also carefully consider the impact of existing homes with lacking evidence to demonstrate this has been done in a thorough manner.  Visual intrusion and loss of privacy: As neighbours bordering the new development we are very upset by the visual intrusion if will create as currently we enjoy the beautiful views of Home Farm and the cows in the paddock and other wildlife nearby. This new development will remove these beautiful views we have of the countryside and will be replaced by houses consisting of 8 ½ metres high directly behind us, also causing us a loss of privacy.  I hope the council will take into consideration the views of the residents of Elmsbrook |

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