**From:** Public Access DC Comments   
**Sent:** 04 November 2018 20:41  
**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 8:40 PM on 04 Nov 2018 from Mr James Keogh.

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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 James Keogh |
| **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 neighbour living in the Elmsbrook development I object to this new development in its currently proposed form. My decision to move to the area was motivated by the vision projected by the northwest Bicester masterplan, and I applaud council for their support toward promoting sustainable living. I hope that Bicester Eco-town provides a model that becomes more widely adopted throughout the country and worldwide. It is unfortunate that this proposed new development, located immediately adjacent, appears a backwards step which fails to commit to equivalent standards and risks diminishing the green credentials of the region. My objection is also further based on the adverse visual impact to neighbouring residents and the dependence on leveraging the use of existing, and inadequate, road infrastructure for transport.   Transport/Access: Charlotte Avenue is already too narrow for vehicles to comfortably pass, with several difficult regions. There are a number of validly intended constrictions for pedestrian crossings, but also a narrow section immediately north of the Gagle Brook Primary School, and another section through phase 1 (where cars are permitted to park along the road). This insufficient width of the road is to the extent that it appears to have been an oversight of the developers responsible for the Elmsbrook site, and to exacerbate this by directing even more traffic along this same road is an impractical solution for all residents. This is likely to significantly impact our ability to access the B4100 in a timely manner, especially at peak times, and would affect both passengers on the bus and those required to utilise private vehicles for transport. Of further consideration should be the increase in noise and general disturbance to residents living along the road.  Visual Impact for Residents: From the available visual impact analysis documentation, it appears there was inadequate consideration of the impact on residential views. 'Residential view' measurements were taken from off Bramley Avenue only, and deemed the potential sensitivity to be high but the visual impact to be low - the distant proximity of this measurement location relative to the proposed housing location on the new site make this unsurprising.   The likely far more significant visual impact for properties in phase two of the Elmsbrook development was not detailed. Particularly for the properties positioned north of Wintergreen Fields and located on the eastern side of Charlotte Avenue (both the terraced houses and the 5-bedroom detached houses), it is hard to envisage how the new development will not have a significant visual and potential privacy impact. This 'Landscape Visual Impact Assessment' (document number 09203185) is dated May 2018, a point at which a significant number of houses north of Wintergreen fields were already occupied and it is not clear why it was judged permissible to ignore these residents.   Views resembling those immediately adjacent to 'viewpoint 6' would be the more likely outcome for this group, where incidentally the visual impact was recorded as 'very high'. Views of an open green field bordered by trees at the far boundary will be replaced by a dense grid of houses and driveways. Given that it was adjudicated that any impact on residential views is an item of high sensitivity, it would appear that a proper assessment needs to better account for this group. This lack of evidenced consideration is concerning with regards to the planning and layout of the new development, and the provided plans give little assurance of a sufficient buffer region or thought in that regard, with phrasing remaining in broad terms.  Environmental Impact The need for sustainable living is clear and the Elmsbrook development is a positive step toward such a future, which has justifiably been internationally recognised for its achievements. One of the more disappointing aspects of this proposal is that this new development does not commit to uphold these same standards, and risks adversely affecting the true credentials of the existing Elmsbrook site. It is particularly unfortunate that for a development commencing several years after the Elmsbrook site, it will be a regressive step, rather than an equal or positive step, and will negatively impact the neighbours who committed to a more responsible and sustainable way of living.  Regards, James Keogh |

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