

**From:** Jane Olds, Wendlebury Parish Clerk [<mailto:clerk@wendleburypc.org.uk>]  
**Sent:** 21 February 2018 10:12  
**To:** Matthew Parry; Planning  
**Subject:** Planning application reference 17/02557/REM

Dear Matthew,

Below is Wendlebury Parish Council's response to planning application reference 17/02557/REM, London and Regional Properties, Hotel, Bicester Gateway Business Park, Wendlebury Road, OX25 2BX for 'Reserved matters to 16/02586/OUT - Erection of hotel and associated works'

The Parish Council has major reservations about this application regarding the traffic management.

When the Parish Council considered the original application, 16/02586/OUT, the Parish Council responded on 15 February 2017, supporting the development following a presentation by the developers, Bloombridge LLP, which discussed the concept of "Travel Plans" on the basis that all traffic from the development should be encouraged to use the main roads and the narrow Wendlebury Road should only be available for local traffic; this must be included in any transport plan to protect the village of Wendlebury from rat-running.

When Planning approval was given on 26 July 2018, Condition 12 also required monitoring of the travel plan to ensure Wendlebury was protected from any traffic impact.

The Parish Council further considered the proposals for phase 1 on 25 January 2018 and took into account the many concerns being continually raised by residents that the "rat running" through the village had reached dangerous and unacceptable levels. There appeared to be no specific reference to a travel plan for the Hotel development in this application. The original planning application made it clear that there would need to be subsidiary travel plans for future occupiers at each phase of the development.

It is therefore critical that the OCC Highways Authority make use of their powers to establish a section 278 Agreement and planning condition to ensure that there is Hotel Travel plan that is both robust and enforceable.

The Parish Council takes the view with the further development planned for Bicester 10, the cumulative effect from the increase in traffic from urbanisation of Bicester on the countryside will have a detrimental effect on the rural character of Wendlebury Road and the access to the village of Wendlebury.

I trust that this is of use to you.

Yours sincerely,

Jane Olds  
Clerk to Wendlebury Parish Council  
13 Oak Close  
Bicester  
OX26 3XD  
01869 247171

[www.wendleburypc.org.uk](http://www.wendleburypc.org.uk)  
[clerk@wendleburypc.org.uk](mailto:clerk@wendleburypc.org.uk)

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