

FAO: Matthew Parry Esq
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

Tel: +44 (0) 1865 341321
Fax: +44 (0) 1865 343674
bioscan@bioscanuk.com
www.bioscanuk.com

BY E-MAIL ONLY

23rd November 2016
Our Ref: DW/Gavray/CDC - 231116

Dear Matthew

APPLICATION 15/00837/OUT
**RESIDENTIAL DEVELOPMENT OF UP TO 180 DWELLINGS TO INCLUDE AFFORDABLE HOUSING,
PUBLIC OPEN SPACE, LOCALISED LAND REMODELLING, COMPENSATORY FLOOD STORAGE
AND STRUCTURAL PLANTING**
LAND ON THE NORTH-EAST SIDE OF GAVRAY DRIVE, BICESTER

I write concerning the above application, and in anticipation of yet another request for extension from the applicant's agents.

As is recorded on your Public Access file, this application was received by CDC in May 2015. The determination period has been extended by agreement several times since, and an agreed expiry date of Wednesday 30th November 2016 is currently indicated.

In that eighteen month period, I am not aware that there has been any meaningful effort by the applicant to address the key grounds for objection that have been set out in the many representations made by a multitude of statutory and non-statutory consultees, including yourselves. In particular, there has been no submission indicating how the applicant intends this proposal to contribute to the unit quota set out in the adopted Bicester 13 Policy while ensuring the other elements of that policy are not offended. There has been no related re-examination of densities on the western part of the site to see if more than 180 units can be delivered here (to ease pressure on the more environmentally sensitive land to the east of the allocated area, ensure compliance with Bicester 13 and better deliver the Council's affordable housing aspirations). There has also been no response whatsoever to the objections raised by multiple environmental organisations and your Council's own ecologist to the lack of provision being offered through S106 or CIL contributions towards the due and proper security and management of the adjoining Local Wildlife Site, which is at risk of degradation from the proposed development, and is under the control of the applicants.

It is plain that as it stands this application does not accord with the holistic objectives of the adopted Bicester 13 Policy. In the absence of meaningful movement on any of these issues, there is, furthermore, no benefit to your Council in keeping it open. Indeed it is a questionable use of public money to do so.

I therefore strongly object to any further extensions of time, and I suggest that unless there is immediate and meaningful concession from the applicants on the points of objection, that your authority should determine that this application has run its course and should be summarily refused to avoid further waste of your Council's time and resources. The applicants might then be invited to submit a new application for the entirety of the Bicester 13 site in proper accordance with the vision of the Local Plan.

Best regards



Dominic Woodfield

cc Planning@cherwell-dc.gov.uk