

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/C3105/W/22/3304021**

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I am objecting to this planning application for a number of reasons. The first being that this is a significant change from the original planning application submitted. I live in Beckdale Close on the opposite side of Howes Lane to where this development of warehouses is proposed. This area was originally given planning to build residential premises closest to Howes Lane directly opposite Beckdale Close and later it is proposed a school and other such buildings with some business use further into the development. This application seeks to change this to complete commercial use with the building of large and imposing warehouses where the housing should be. Warehouses have already been built further along Howes Lane, adjoining Middleton Stoney Road. There were significant objections to these warehouses and one of the primary objections was the increased risk of flooding. Our house along with many others in our street have suffered two significant flood events, the most recent being December 2020, from water running off the proposed land to build these warehouses. On this occasion we could see the water pooling on the remaining unbuilt area of the field opposite and then flowing into the tiny brook which flows under Howes Lane. This brook could not cope with this excess water that could not soak away into the fields and flooded into Beckdale Close. The old ditch around the field is also unable to contain any of this run off water as it was not maintained for many years and is now just a row of trees without a ditch. The construction of the first phase of warehouses has done nothing to improve this ditch or drainage and I have no faith the construction of this proposed phase would either.

I have lived in the same house since 1989 and have never experienced an event like this until very recent years. Since the ground preparation and construction of these warehouses I have suffered twice. It seems no coincidence that this has only happened since buildings have been erected on this land. I constantly worry this will happen again. This problem will only get worse if more land is consumed by huge buildings built on massive concrete slabs taking away any natural drainage.

The result of these flooding events have been large insurance claims and months on end of living in what can only be described as a building site. Our houses are now classed as a flood risk area by our insurance companies and paying increased insurance premiums despite not living near a river or in a flood warning area. We are told that it would help to re lay the pipe for the brook under Howes Lane but currently there is no funding available and to close the road to carry out the works would be too disruptive, despite the fact we have now discovered the road will be closed for electricity upgrade works in the next year. We are told we have to wait for Howes Lane to one day be realigned or our houses flood for a third time before this drainage issue is looked into more urgently. As the funding for this project has gone and there is no prospect of Howes Lane being realigned in the near future this implies there is no prospect of the drainage pipe being improved unless our houses flood again. This therefore means we continue to live in fear of flooding again and this fear will only be increased with the building of these huge warehouses. This is a totally unacceptable way to live.

Whatever is built on that land will need to have a sustainable drainage plan in place to ensure that any run off water is kept within the development. The situation currently shows that the existing drainage is inadequate.

I also object to the change of the original planning application on the basis of intrusion of light and noise on Beckdale Close. Having housing and other residential type buildings would not have the impact in the way that huge warehouses will have with 24 hour operations. This will adversely affect the quality of life for myself and other residents changing the environment from a residential amenity to industrial/commercial.

I also object to the change of the original application on the basis of increased traffic noise. Howes Lane is not part of the Bicester ring road and is not suitable for what will be a huge increase in large goods vehicle traffic. We were constantly told that Howes Lane would be realigned but as I have already highlighted this funding has now gone so there is no prospect of this happening.

There are already many warehouses being built in more suitable locations around Bicester and directly behind many residential premises is not suitable.