

## 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

**COMMENT DOCUMENTS**

**The documents listed below were uploaded with this form:**

**Relates to Section:** REPRESENTATION  
**Document Description:** Your comments on the appeal.  
**File name:** To attention of Sarah Avery.docx

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

Mr Mark R Verman.  
49 Beckdale Close,  
Bicester. Oxfordshire.  
OX26 2GT  
18/10/2022

Ref: Appeal. APP/C3105/W/22/3304021

To The Attention of Sarah Avery,

I am writing to you with my comments and strong objections in relation to the **CDC planning application No. 21/03177//F**- Axis J9 Phase 3 Howes Lane. Bicester.

As a very worried and concerned homeowner living adjacent to Howes Lane and within close proximity of the development being put forward and under appeal, I wish to express my very strong objections to this development from going ahead.

I feel this speculative planning application for industrial warehouses on a site which was originally earmarked for housing is both premature and contrary to both the North West Bicester master plan and Bicester policy 1 of the adopted Cherwell local plan.

I stress that **NO FURTHER PLANNING APPLICATIONS ARE ALLOWED** on North West Bicester site other than those applications which have already been approved for by the local planning authority, (Cherwell District Council). **UNTIL THE NEW REALIGNED HOWES LANE HAS BEEN CONSTRUCTED.**

The importance of the construction of the newly realigned Howes Lane we feel **CANNOT** be over emphasized. This is evident by the continual increase of daily heavy traffic / vehicles over a constant 24-hour period, 7 days a week along Howes Lane which is already having a detrimental effect on existing properties. This is causing cracks and damage due to heavy vibrations right the way through our property and adjacent properties. These vibrations are also causing sleepless nights and the increasing noise from the heavy vehicles is causing a continuous disturbance during the evenings. We also find ourselves unable to comfortably enjoy the use of our garden due to the increased noise and pollution levels. This is affecting our daily lives as well as those of the local residents and we feel it is impacting on our mental well-being as well as causing stress due to the lack of adequate rest.

I also wish to stress the proposed application site on Howes Lane has an existing planning permission to build 150 residential units, but which cannot be built until the re-aligned Howes Lane has been constructed. That is why it is so very disappointing that we are not getting on and building the new road.

The scale and height of the warehouse buildings will have an unacceptable landscape impact which will in turn impact on the amenity of the existing and new residents, on the adjoining Kings Meadow estate.

It appears the proposed development by its size, scale and height, massing design and visual impact will dominate the street scene and blight the skyline.

Furthermore, the proposed development will be built on land which is at a high risk of flooding. During the past few years, the existing Howes Lane, along with the neighbouring Greenwood housing estate has suffered from severe flooding incidents which has resulted in residential homes being damaged by excessive amounts of flood water. On the most recent occasion, during the night of the 23rd December 2020 the severe flooding resulted in several emergency services vehicles, (the Oxford Fire brigade) having to attend for several hours, and going into the early hours of Christmas eve to deal with the serious situation. Several residents also helped where possible to assist and support neighbours which had been seriously impacted by the flooding. This all but devastated Christmas for many residents.

I do understand that the underground culverts and pipes under Howes Lane were blocked and the flood flows from upstream were unable to pass through it with the result that the watercourse surcharged across the highway. Many residents feel that the blockage was also caused as a result in part by recent building work from the present development and construction of the warehouses now across from Howes Lane. It is also important to consider that to repair the culverts and pipes will entail the temporary closure of Howes Lane which would clearly cause very significant traffic congestion and delays. The repair works cannot be undertaken until the new realignment of Howes Lane has been built. As indicated in the report there is no idea as to when the new road project will get underway, meaning that the residents and our neighbours face a future of uncertainty, with further risks of flooding to our homes.

Also, we feel it is very important to consider that as a result of the recent flooding that this event is a clear indication that Howes Lane itself, in its present state is NOT CAPABLE of carrying the heavy vehicles and high traffic loads that has developed over time. We also feel that Howes Lane was never originally designed and built to carry such high volumes of traffic or large numbers of heavy vehicles. Without the realignment and updated infrastructure, it is likely that further flooding will spread and impact other areas such as Kingsmere.

Furthermore, the adverse impact that the proposed development will have on the infrastructure such as the loss of secondary school site, sport pitches, shops, health and community centres by marginalising them from the residential development must we feel be of high importance.

Finally the key priority to unlocking the full potential of the 6,000 home ECO development on the North West Bicester site is to get on and realign the A4095 strategic Link Road, (new realigned Howes lane) without any further delay.

I am sure you can understand the upset emotional distress that this development will cause, however if you take away the emotion then you are still left with a very strong

legal objection on the basis that this land has already been approved for further housing development, along with the building of the Howes Lane realignment. It was also our understanding that this land was NOT for to be allocated for further warehouse developments.

We also feel that surely a better location for these warehouse developments would be found closer to more adequate infrastructures, such as closer to the M40 motorway.

Yours Sincerely.

Mr & Mrs Verman.

Homeowners, 49 Beckdale Close.

Bicester.