


WENDLEBURY PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

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Bernadette Owens
Planning Officer
Cherwell District Council
Bodicote House
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11 November 2019

Dear Bernadette,

Wendlebury Parish Council has considered Planning Application reference 19/01740/HYBRID at Land Adj To Promised Land Farm, Wendlebury Road, Chesterton for "Hybrid' planning application comprising: - Outline planning permission (all matters reserved except for access) for up to 23,400sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping."

This submission is at variance with the local plan concept for this site. It is a commercial venture to anchor the overall scheme, particularly if the occupation of the specialised units either take longer than anticipated or fail to happen. Perhaps a better approach to Health and Leisure, as envisaged by the Local Plan, would be to build high quality facilities in the new secondary schools, which could also be open to the local community.

Notwithstanding the applicant's vision for the site, the Parish Council wishes to object to the proposals on the following grounds:

Pre application consultation

1. Wendlebury Parish Council is a statutory consultee, the National Planning Policy Framework (paras. 41 -43) is clear that statutory consultees have an important role to play at the pre-application stage. In order for their role to be effective and positive, statutory consultees will need to take an early, pro-active approach and provide advice in a timely manner.

2. There was no attempt by the applicant to engage with this and other Parish Councils likely to be affected by the proposals until after the application had been formally submitted on 22 August 2019.
3. Following representation by the Parish Councils of Ambrosden, Chesterton, Merton and Wendlebury, the Parishes attended a briefing by the applicant on 17 October. There followed an open discussion with the applicant and his representatives, and reference was made to traffic management, accessibility, impact on Vendee Drive roundabout and flooding. The applicant responded by suggesting the Parishes looked at the supporting documents in the application.
4. As these documents have been prepared by consultants and require detailed analysis, the reduced timescale (8 days) did not give Parishes the ability to respond adequately on behalf of their communities.

Transport issues

1. The traffic modelling is designed with the sole objective of reducing traffic impacts in Bicester and the A41 to the north of this development.
2. The Parish Council believes there are flaws in this assessment, as traffic modelling is only designed to predict traffic flows for strategic routes and does not appear to have taken account of all the developments which have been given planning permission but are not currently in progress.
3. Certainly no account appears to have been taken to consider the impact of the increase of traffic on the A41, the road through the village, and the wider impact on the local road structures, egress from the Vendee Drive roundabout (the only access for Wendlebury villagers into Bicester unless they use the M40 roundabout) and any of the implications for the residents of Wendlebury.
4. The applicant's transport proposals imply that a financial contribution be made to the SEPR. Wendlebury opposed this route that went to OCC Delegated Environment Committee in March 2016. The decision reached at that time has been minuted as follows_ "safeguard the option 2 route through agreement with Cherwell DC as part of Cherwell Local Plan part 2".
5. As Cherwell has yet to commence Local Plan part 2 with the necessary statutory consultation requirements, and with ongoing reviews of the M40 links either as part of the Bicester Garden Town initiative and the Highways England options on the Oxford Cambridge Expressway routes, to be published now after the General Election.
6. The Parish Council takes the view that the SEPR route, as initially envisaged, can only be aspirational at this stage, the applicant may wish to consider his funding options while this uncertainty remains.
7. The Wendlebury community would like to see major changes to the Vendee Drive roundabout including improving the site lines around the roundabout, controlled traffic lighting to the 7 exit and access points and a reduction in speed

between Vendee Drive and M40 junction 9 to 50 mph. Funding to tackle these issues should be considered as a priority.

Travel Plans and Local Travel Management

1. 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.
2. The developers EIA statement refers to a travel plan in concept. 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 this Travel plan that is both robust and enforceable and should include a provision for tenants to deliver and enforce a car management scheme for employees, site management will have overall responsibility for both monitoring and enforcing the travel plan, using number plate recognition with a parking permit process.
3. The Parish Council takes the view with the further development planned for Bicester, 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.

Flooding and Drainage

1. The application site is primarily in Flood Zone 3. Although proposals are being put forward for mitigation, the Parishes of Ambrosden, Chesterton, Merton and Wendlebury have had considerable experience of flooding incidents across the river Ray basin.
2. The applicant's report recognises that the Langford Brook rises quickly in heavy rain leading to frequent flooding episodes. The applicant's proposals may be site specific, but there is no indication that they will improve the flooding potential in the Basin.

I trust that this is of help to you and the Planning Committee.

Yours sincerely,



Jane Olds