

From: Chair
Sent: 14 May 2020 21:16
To: Caroline Ford
Subject: Albion Land Phase 2 Development proposals

Dear Caroline

Please find our comments attached.

Philip

Albion Land Phase 2 development proposal

Dear

Will you kindly note that Chesterton Parish Council has serious concerns over this application with several points requiring remediation prior to any approval.

- (i) The Wendlebury Road roundabout is a source of concern both to Chesterton PC and Wendlebury PC and does not meet the policy tests initially envisaged. Why has this been changed? Please review this proposal.
- (ii) Shouler Way is the main access for both Bicester Gateway and Albion Land and we understood that this link road would be widened – is this not the case now?
- (iii) Under Policy Bicester 10 Albion Land do not seem to be delivering the number of jobs as proposed. Why is this the case?
- (iv) We have examined the plans for Phase 1 (Bicester Gateway) in some detail but it does seem that Phase 2 (Albion Land) has given little thought to the design of their sheds. Surely it is not too much to expect some joined-up thinking along these lines?
- (v) We have, as a Parish Council, had regular meetings with Richard Cutler & Bruce Usher from Bloombridge and we fully support the concept of an 'innovative community' and its emphasis on a high quality knowledge economy that will highlight Cherwell's commitment to this kind of growth in the Bicester area. It is fair to say that Bloombridge

have both listened to the views of the Parish Council and amended plans accordingly. We have had no such contact with Albion Land despite its location in our parish. It does seem rather incongruous to us that an industrial park as proposed by Albion Land does not easily fit with the vision and proposals of Bicester Gateway.

You can see that the Parish Council is not entirely happy with the Albion Land proposals and we would urge the Planning Committee to reject the existing proposals as they stand and insist on major changes some of which are outlined above.

Yours sincerely