

From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: 22 November 2019 12:56

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: New comments for application 19/02426/R56

New comments have been received for application 19/02426/R56 at site address: Farm buildings at Manor Farm Main Street Wendlebury Bicester OX25 2PS

from Sue Jacobs

Address:

Oxford Cottage, Oxford Road, Wendlebury, Bicester, OX25 2PT

Comment type:

Objection

Comments:

My property is located opposite the proposed change of use site and buildings and would be immediately effected by the change of numbers of vehicles going into and out of this area.

The applicants application documents indicate a change of use from agricultural to B1 (offices, research, development of products and processes, light industry appropriate in a residential area) and B2 General industrial (use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)).

The public notice which is affixed to the pole outside of my house indicates only B1 category use. The Cherwell District council's planning portal indicates categories A1/A2/A3/B1/B8/C1/D2 therefore anyone reviewing this application is unsure as to what is being requested.

The entrance to the site from the main road is on the sharp corner leading either into or out of the village. The flood maps indicate this as a flood risk area and the properties on that corner have experienced flooding during periods of high rain.

The applicant's paperwork indicates that current agricultural vehicles already access this area. However during the 20 years of living in the cottage I have noticed that this site has been used as an ancillary rather than the main agricultural facility of the farmers therefore very few vehicles use the site on a regular basis.

Should the change of use to B1 or B2 category be agreed this will considerably increase the numbers of cars and lorries in this area. Currently the foundations of the main road cause the residential buildings and cottages to shake every time a large vehicle passes therefore any increase in traffic to that area would have an affect on the residential properties in that area.

The village has been able to impose a 20 mph speed restriction as the current main road within the village does not have pedestrian pathways or street lighting to reduce likely accidents occurring. Further industrial encroachment into such a small residential settlement is likely to disproportionately change the residential environment dynamics of the village as it currently stands and impact further on inadequate roadway systems.

This application would fragment the intentions of the local plan which is to nest large and light industrial areas within Bicester to make best use of the highway's infrastructure and reduce impact in small residential communities.

The following files have been uploaded:

IMG\_20191122\_105943.pdf

IMG\_20191122\_105947.pdf

Case Officer:

Michael Sackey



