

# Consultee Comment for planning application 20/00293/OUT

<b>Application Number</b>	20/00293/OUT
<b>Location</b>	Bicester Gateway Business Park Wendlebury Road Chesterton
<b>Proposal</b>	Outline application (Phase 1B) including access (all other matters reserved) for up to 4,413 sqm B1 office space (47,502 sqft) GIA, up to 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of caf? space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards
<b>Case Officer</b>	Caroline Ford
<b>Organisation</b>	Clerk to Wendlebury PC
<b>Name</b>	Ms Jane Olds
<b>Address</b>	13 Oak Close Bicester OX26 3XD
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>Wendlebury Parish Council considered the revised application at the meeting on 28 May 2020. These revised observations are in addition to the previous comments made. The Parish Council remains disappointed that both CDC Planning Officers and OCC Traffic Planners have consistently failed to take into account the cumulative traffic and infrastructure impact on the village of Wendlebury and other surrounding rural communities. For example, at the Vendee Drive roundabout, and how to resolve the mismatch of differing proposals to improve cycling provision. COVID-19 has provided a window of relief from traffic, with residents walking, cycling and horse riding through the village, together with a general improved quality of life from the absence of traffic. This traffic issue has been the thrust of the response to all Local Plan Bicester 10 applications. The Parish Council welcomed the concept of using these Bicester 10 sites for development within the Knowledge Industries. However, concerns remained regarding the traffic from the development using the village as a rat run, both north- and south-bound, and had previously requested that a robust, enforceable, Travel Plan be included in the conditions for development to ensure that tenants and employees at all sites do not use this back road through the village. The planning applications in particular are: 16/02586, 19/01746/Out and 19/01740/Hybrid and the current application 20/00293/OUT The Parish Council has met representatives of the developer (virtually), and was made aware of the logic behind the proposals. This included a 40% reduction in traffic numbers compared with the proposals in 16/02586, approved in 2017. Recent decisions by Cherwell Planning Committee have set aside the principles in Local Plan Bicester 10, and in addition to the Parish's concerns outlined in the previous response, there are issues about the impact of additional housing, medical support, water pressure and sewage treatment. In conclusion, the Parish Council requests, in respect of all Bicester 10 sites, that a planning condition which offers a practical way of limiting the potential traffic impact from development on the village of Wendlebury. In direct response to consultation with the village and Parish Council it is suggested that a Framework Travel Plan be created which ensures the routing of development traffic from Vendee Drive and not through Wendlebury.</p>
<b>Received Date</b>	12/06/2020 09:20:55
<b>Attachments</b>	