

Consultee Comment for planning application 21/02286/F

Application Number	<input type="text" value="21/02286/F"/>
Location	<input type="text" value="Land North West Of Launton Road Roundabout Adjoining Skimmingdish Lane Caversfield"/>
Proposal	<input type="text" value="Construction of a coffee unit with drive-thru facility and indoor seating with associated access, car parking, landscaping and servicing parking"/>
Case Officer	<input type="text" value="Rebekah Morgan"/>
Organisation	<input type="text" value="Clerk to Launton PC"/>
Name	<input type="text" value="Mrs Jane Olds"/>
Address	<input type="text" value="13 Oak Close Bicester OX26 3XD"/>
Type of Comment	<input type="text" value="Object"/>
Type	<input type="text"/>
Comments	<input type="text" value="Please see attached document."/>
Received Date	<input type="text" value="13/08/2021 14:33:51"/>
Attachments	The following files have been uploaded: LPC Response 21 02286 F .pdf

LAUNTON PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

13 Oak Close, BICESTER, Oxfordshire OX26 3XD

01869 247171 clerk@launton-pc.gov.uk

www.launton-pc.gov.uk

Launton Parish Council met on 5 August and considered planning application reference 21/02286/F at Land North West Of Launton Road Roundabout Adjoining, Skimmingdish Lane, Caversfield with the proposal "Construction of a coffee unit with drive-thru facility and indoor seating with associated access, car parking, landscaping and servicing parking".

The Council objected to the proposals on the following grounds:

- the ecological loss of a green field site, particularly when there are many appropriate brown field sites in the area;
- inappropriate materials and no promotion of renewable energy;
- siting of an urban requirement in a semi-rural setting;
- potential traffic congestion;
- effect on the visitors, residents, staff and emergency services at the neighbouring care home.

While the proposal is sited within Policy Bicester 11, it was felt that there are other brown field sites more suitable for development before this green field site is developed.

While the developers had included electric car charging points, they have not taken into account the effects of the transformation of a green field which would absorb high levels of rainfall into an urban building with a tarmacked road and car park. None of the road surfaces appeared to be of semi-permeable construction; there was no proposal for rainwater harvesting or use, and there did not appear to be any form of renewable energy proposed – no air- or ground-source heat pumps or photovoltaic panels for the roof.

Councils around the country are committed to tackling the climate emergency, but no thought appears to have been given to avoiding out of town sites which will primarily be accessed via a car. This drive-through coffee restaurant encourages car travel, does not promote healthy eating and is a poor fit for Bicester's green credentials.

It was felt that the traffic survey produced was inadequate and did not take into account the growth of Bicester and the changes to Charbridge Lane (A4421) which is already extremely busy, particularly at peak demand times when it has led to traffic queuing on an already-busy roundabout.

Access into and out of the care home entrance is already perilous because of the volumes of traffic which use the roundabout; this would be exacerbated by the additional traffic.

If the Council is minded to approve the development, the Parish Council requests that as conditions of approval, the business occupier must have an efficient litter management

strategy to clear up the inevitable detritus which will be distributed across the countryside from the vehicle occupants patronising the establishment and that the Council instigates a requirement that drive through outlets include the vehicle numberplate on all items of potential litter sold, such as cups, bags and boxes, to discourage the discarding of the litter and in order that it can be attributed to the 'owner'.

I trust that this is of use to the Planning Officer.