

Comment for planning application 21/03177/F

Application Number	21/03177/F
Location	Axis J9 Phase 3 Howes Lane Bicester
Proposal	Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works
Case Officer	Caroline Ford
Organisation Name	Michelle Blackwell-Baker
Address	51 Isis Avenue, Bicester, OX26 2GR
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection I live in Isis Avenue and I must say the first phase of the warehouses on Howes Lane is an absolute eyesore during autumn and winter months. I did NOT choose to live amongst business units. CDC is happy to approve of all new housing and business units without considering the welfare of its existing residents who have lived in Bicester for 20+ years and have supported events in the town. We have put up with Bicester Village congestion and parking on our housing estate, then the development of Kingsmere prior to updating the infrastructure to cope with the additional housing, not to mention the congestion on Howes Lane during peak travel times. In all of my time living in Bicester I am not aware of any flooding to the Greenwood housing estate, yet following construction of units in Phase 1 on Howes Lane, several homes flooded in Beckdle Close on 24th December 2020. This is just two roads along from me, off of Shakespeare Drive. Whilst you may see this as business opportunities and future employment for residents of Bicester, you have in fact encouraged out of town shopping which has forced almost all of the local retailers to close down; and following the relocation of M&S, this has literally reduced footfall in the town, now impacting on independent coffee shops/restaurants, leaving them with no option other than to close down where they can no longer pay the absurd business rates. Whilst Howes Lane is going to be re-aligned, with all of the approved planning permission for new homes, businesses and the approved application for Great Wolf resort to build a 500 bedroomed hotel with a water park at Chesterton, the infrastructure between Howes Lane, Middleton Stoney Road and the bypass will not be able to support the traffic without changes. Evidence already proves there is congestion daily from Kings End to the A41; and drivers already use Howes Lane, Bucknell Road, and the Greenwood homes estate as a shortcut (Shakespeare Drive, Drayton Avenue and Wansbeck Drive) putting residents at risk when crossing roads, due to the number of parked vehicles. It actually worries me that so many planning applications for housing and businesses have been approved. This seems to in fact leave the majority of original Bicester residents poorer, whose children cannot afford housing in Bicester (you only need to look at the number of and social grade of people now using Bicester Food Bank (this includes NHS staff and teachers), or it has reduced the average selling price of properties on older housing estates, including my 5 bedroomed home in Isis Avenue. if anything, I feel the development of all these new estates is segregating the Bicester residents rather than bringing a community together. What a town needs is a civic centre and/or a theatre, more green open spaces to meet, boutique hotels (eg Malmaison) or independent hotels. Bicester potentially has the opportunity to turn the town into a tourist attraction for Bicester Village shoppers, by opening gift shops and independent restaurants and coffee shops, just like Stow-on-the-Wold, but it seems CDC (and the town council) is only interested in selling green land, existing buildings, raising business rates, closing centres and it is relying on privatisation of sports centres and other private amenities. I personally have no intension to stay in Bicester, as I moved here to live on the outskirts of a small market town as I couldn't afford to buy a 5 bedroomed home in Thame. I initially thought Bicester was very similar to Thame, but I have watched it steadily decline, independent shops close and lose its sense of community. If I had been given a foresight of the proposed business units and additional housing on Howes Lane, the development of Kingsmere, the ECO town and a Great Wolf resort/500 bedroomed hotel I wouldn't have chosen to live in Isis Avenue. I really do hope you will reconsider this application, or seriously review drainage and potential extensive flash flooding to properties in Isis Avenue, Wensum Crescent, Beckdale Close, Dove Close, Derwent Road and possibly Drayton Avenue. Attached photos of flooded properties on 24th December 2020 in Beckdale Close were posted on Facebook do not belong to me.</p>
Received Date	24/10/2021 20:54:30

Attachments

The following files have been uploaded:

- D187F85D-5B91-4B24-9D0A-AD68604AB657.pdf