

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	Chris Stonham
Address	25 Beckdale Close, Bicester, OX26 2GT
Type of Comment	Objection
Type	neighbour
Comments	<p>I object for the construction of phase 3 of the warehousing development of further 11 units, 6 of which planned to be built just the other side of the hedges on Howes Lane. As I, as do many other residents of Greenwood Homes back onto Howes Lane, I for one, do NOT wish to be overshadowed by high wall of steel rendering gardens less usable not to mention views of fields and greenery being spoilt by walls of steel. Along with excess noise and traffic pollution will adversely affect the respiratory health and psychological and mental well-being of local wildlife and of long suffering residents with properties close to or immediately backing onto Howes Lane. We have been promised the realignment of Howes Lane for some time and this realignment being carried out before any further developments would massively mitigate the concentration of noise and air pollution, routing traffic away from well established residential areas. Speaking of which, what with the devastating flooding on Beckdale Close at the end of last year, enhanced safety factors/measures and sufficient/adequate flood prevention measurements MUST be given serious and careful consideration concerning the higher risk factors now directly effecting residents with properties close to or immediately backing onto Howes Lane. Of the existing Howes Lane closing, providing some means of shielding and buffering properties from the blight of the warehouses is equally of utmost importance to take into account. I would also suggest that the Council's own Good Practice Guide 'Biodiversity in the Built Environment' of September 2019 would be a good starting point "See attached". Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, states: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This is supported by the National Planning Policy Framework (NPPF) 2018 in paragraph 175d: When determining planning applications, local planning authorities should apply the following principles: " opportunities to incorporate biodiversity improvements in and around developments should be encouraged." "See attached" All local authorities have a duty to have regard to conserving biodiversity as part of their policy or decision making. As well as this duty, national planning policy states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Specific biodiversity features, such as swift bricks, would normally be required of developments through either the relevant local plan or through the local authority's development control team. "See attached - Natural Environment and Rural Communities Act 2006 CHAPTER 16 and National Planning Policy Framework</p>
Received Date	04/11/2021 03:02:07
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Appendix 5_Biodiversity in the Built Environment Guidance2 2019.pdf• NPPF_July_2021.pdf• ukpga_20060016_en.pdf