

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	Peter Jell
Address	46 Beckdale Close, Bicester, OX26 2GT
Type of Comment	Objection
Type	neighbour
Comments	<p>I am objecting to this planning application for a few reasons, the first because it is a significant change from the original application submitted. I live in Beckdale Close on the opposite side of Howes Lane to where these warehouses are proposed to be built. The area was originally given planning to build residential premises closest to Howes Lane directly opposite Beckdale close and later it is proposed a school, and other such buildings with some business use further into the development. This application seeks to change this to complete commercial use with the building of large and imposing warehouses where the housing should be. Warehouses have already been built further along Howes Lane, adjoining Middleton Stoney Road. There were significant objections to these warehouses and one of the primary objections was the increased risk of flood. Our house along with many others suffered from two significant flood events in the very recent past from water running off the land proposed for these warehouses. The latest of these was on 22nd December 2020. On this occasion we could see the water pooling on the remaining areas of the fields opposite and then flowing into the tiny brook which flows under Howes Lane. This brook could not cope with this excess water that couldn't soak away into the fields and flooded into Beckdale Close. The old ditch around the field is also unable to contain any of this run off water as it was not maintained for many years and is now just a row of trees without a ditch. I have lived in the same house since 1989 and had never experienced an event like this. Now since the building of these warehouses I have suffered twice. It seems no coincidence that this has happened only since buildings have been erected on this land and I constantly worry this will happen again. The problem will only get worse if more land is consumed by huge buildings built on massive concrete slabs taking away any natural drainage. The result of these flooding events have been insurance claims and months on end living in what can only be described as a building site. Our houses are now classed as a flood risk area by the insurance companies and we are currently paying double our previous premiums, despite not living close to a river or being in a flood warning area. We are told that it would help to re lay the pipe for the brook under the road but as there is no funding for this we will need to wait until Howes Lane is realigned or our homes are flooded yet again! This is a totally unacceptable worry to have to live with. Whatever is built on that land will need a sustainable drainage plan in place to ensure any run off water is kept within the development, the situation currently shows that the existing drainage is inadequate. I also object to the change of the original planning application on the basis of intrusion of light and noise on Beckdale Close. Having housing and other residential type buildings would not have the impact in the way that huge warehouses will have with 24 hour operations. This will adversely affect the quality of life of myself and other residents, changing the environment around our homes from a residential amenity to industrial/commercial. I also object to the change of the original application on the basis of increased traffic noise. Howes Lane is not part of the Bicester ring road and is not suitable for what will be a huge increase in heavy goods traffic. We have constantly been told that Howes Lane will be realigned but this is constantly getting pushed back. There is no dates set for this to happen. There are already many warehouses being built in more suitable locations around Bicester and directly behind many residential premises is not suitable.</p>
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Attachments	