

# Consultee Comment for planning application 21/03177/F

<b>Application Number</b>	21/03177/F
<b>Location</b>	Axis J9 Phase 3 Howes Lane Bicester
<b>Proposal</b>	Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works
<b>Case Officer</b>	Caroline Ford
<b>Organisation</b>	Clerk to Middleton Stoney PC
<b>Name</b>	Liz Willmott
<b>Address</b>	Middleton Stoney House Oxford Road Middleton Stoney OX25 4TE
<b>Type of Comment</b>	Object
<b>Type</b>	
<b>Comments</b>	<p>Planning Department Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Dear Sir, Application Number 21/03177/F I am writing on behalf of Middleton Stoney Parish Council to object, in the strongest terms, to this planning application. In essence it seeks to cancel the existing requirement to build 150 dwellings on this site and to build in its place an industrial/storage facility. In environmental terms, a volte-face. Our particular concern is the increase in HGV traffic that such a development will spawn on a road system already under severe stress. We note the casual comment that the increase in traffic will not be significant in relation to existing volumes; this is a comment that appears on every single major planning application but the cumulative effect of all these ?insignificant? increases is devastating to local communities. Middleton Stoney is especially vulnerable as its cross roads are too narrow to safely accommodate large HGVs without endangering pedestrians, especially as HGVs not infrequently mount the pavement in order to negotiate a turn. Both Cherwell District Council and Oxfordshire County Council have conceded that the traffic situation in Middleton Stoney is unsatisfactory and needs to be addressed. It maybe that the applicants will concede routing agreements that avoid our village. The problem with such agreements, as we know to our cost, is that they are not policed or enforced and the drivers know it. Given the unceasing and relentless message from central and local government that there is an acute shortage of housing in our area and that it is imperative that more housing be built it is difficult to see how this change of use could be justified. Furthermore such a drastic change of use from the original approval calls into question the credibility of the planning process encouraging developers to view original submissions as a stalking horse for their true intentions. Yours Faithfully, J Rees Chair Middleton Stoney Parish Council</p>
<b>Received Date</b>	16/11/2021 11:56:16
<b>Attachments</b>	