

From: *Civic*
Sent: 15 November 2021 13:04
To: Planning
Subject: Additional Comments

Dear Planning

Please find below additional comments regarding application number 21/03177/F – Axis J9, Phase 3, Howes Lane, Bicester

RESOLVED that Bicester Town Council strongly object to this planning application, originally the plan was to provide housing provision; mass and scale of buildings need to be considered and not dominate the skyline; Howes Lane already experiencing an increase in traffic movement due to commutative developments in Bicester.

The proposal to build 11 Industrial Storage and Distribution units (Class Uses B8 + B2) is premature and contrary to the NW Bicester Masterplan and the Cherwell District Local Plan.

The proposed application site has been zoned for 150 residential units as part of the 6,000 home ECO development at North West Bicester.

The adverse impact that the proposed development will have on the character and appearance of the area.

The proposed development by its size, scale, height, massing, design and visual impact will dominate the street scene and blight the skyline.

The loss of Green Infrastructure and the adverse impact the proposed development will have on the Local Walking Cycling infrastructure Plan (LWCIP)

The adverse impact that the proposed development will have on the Secondary School site, the school sport pitches and the retail shops

The adverse impact that the proposed development will have on the road network by traffic congestion, noise and air and light pollution.

Over the past 7 years the existing Howes Lane the Greenwood estate has suffered from several severe flooding incidents which resulted in a number of residential homes being damaged by excessive amounts of flood water.

In April of this year two tunnels /over bridges were constructed and installed over a 72 hours period which was a fantastic piece of engineering.

No further planning applications are allowed on the NW Bicester site other than those applications which have already been approved by the local planning authority until the new realigned Howes Lane has been constructed.

With kind regards

Julie Trinder

**Office Administrator (Civic & Democratic)
Bicester Town Council
The Garth Launton Road Bicester Oxon OX26 6PS**