



Our Ref : AGS/SPC/306
Your Ref: 21/04289/OUT

Chair Alison Smith
2 Troy Cottage
Somerton
Oxon
OX26 6NG
30 June 2022

RESPONSE TO PLANNING APPLICATION 21/04289/OUT OS PARCEL 1570 ADJOINING AND WEST OF CHILGROVE DRIVE AND ADJOINING AND NORTH OF CAMP ROAD, HEYFORD PARK. OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 230 DWELLINGS, CREATION OF NEW VEHICULAR ACCESS FROM CAMP ROAD AND ALL ASSOCIATED WORKS WITH ALL MATTERS RESERVED APART FROM ACCESS.

Somerton Parish Council wishes to OBJECT to this application. We agree with the comments made by the MCNP and other objecting Parish councils. Our main objections are as follows:

1. **Designated green field site:** It was not part of the designated area for development in the local plan. What is the point of a local plan if it is ignored at the first opportunity to make some money?
2. **Loss of greenfield land and biodiversity:** The loss of this site to development would result in a loss of open countryside, green space, biodiversity, and ecological assets of high value to the residents of Heyford Park. And would be contrary to Local Plan policies ESD 10 and ESD 13. The latter policy in particular states that: "Proposals will not be permitted if they would (inter alia): cause undue visual intrusion into the open countryside; cause undue harm to important natural landscape features and topography; harm the setting of settlements, buildings, structures, or other landmark features. " The application is contrary to each of the above criteria.
3. **Incorrect Traffic Assessment:** The Traffic Assessment, prepared by the applicant in response to a requirement by OCC Highways, is not credible. Essentially, the traffic flow map shows 499 vehicles per am peak on the B4030 through Lower Heyford in 2031. This includes all background traffic, all traffic generated by the Heyford Park Masterplan plus this application and all traffic generated by Bicester's expansion up to 2031. However, the figure of 499 vehicles in 2031 is less than the traffic currently recorded - 605 vehicles per am peak (video recording taken in May 2022 by Lower Heyford PC). (More details in the Lower Heyford objection.) The traffic impact from development at Heyford Park on surrounding villages and country roads has been immense and any further development should not be underestimated! Somerton Parish council have budgeted for traffic calming through the precept for several years now because s106 money is not fourth coming. It is wrong that our residents should be paying to mitigate issues caused by further development. The Section 106 money in the pipeline (still not received from the first tranche of development) is miniscule compared to the work needed to keep our villages and vulnerable road users safe from the extra traffic due to these developments.

NB. Somerton Parish council not notified: As a close neighbouring Parish, Somerton PC should have been notified of this application but were not. We would request that we are informed of any other major application in the future.