

# Comment for planning application 22/01144/F

Application Number	22/01144/F
Location	OS Parcel 5700 South West Of Grange Farm Street Through Little Chesterton Chesterton
Proposal	Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse.
Case Officer	Robin Forrester
Organisation	
Name	James Daulton
Address	2 Stutchfield Close, Wendlebury, Bicester, OX25 2PD
Type of Comment	Objection
Type	neighbour
Comments	<p>We are objecting to this development on the following grounds: 1. Traffic through Village - Road Safety issue. The development will increase traffic using the A41 and M40 Roundabout, this junction was designed in the 1980's and has not been developed to meet the capacity of Bicester (UK's fastest expanding town) and Bicester village (UK's 2nd biggest tourist attraction) The environment analysis has only one small paragraph on the impact of traffic. It has no mention of the impact on surrounding villages. The reality is that this development will dramatically increase the traffic cutting through Wendlebury, as the traffic lights plus traffic for the new site will further hold up traffic leaving Bicester. Therefore, these drivers will cut through the village to avoid the delays at the new lights and the existing delay at Junction 9. In the morning drivers coming North from the A34, will also likely cut through the village to get to the site. As you know, the village has no pedestrian walkways and so children, adults, dog walkers share this road with increased traffic. The peak times likely to coincide with school hours. Failure, to address this action will likely result in a severe accident and possibly even fatality, the planning authorities should be held accountable if they choose to ignore this. None of this is evaluated or considered in the environmental analysis. 2. Pollution The addition of the lights at the church will result in more cars idling and accelerating this will lead to an increase in local pollution. These levels are already higher than the Government regulations and this will make matters worse. There will also be an increase in noise levels associated with vehicles accelerating and braking. The report says no mitigation is required. 3. Size and location This will be a very large building that will dominate the horizon and view from the churchyard changing a rural view into an industrial one. There should be height limits to avoid this. This development is at a scale that changes the landscape and will have a severe impact on local community. The environment analysis only considers the direct impact of the site and then only in limited capacity, it does not consider the compound effect on existing road users.</p>
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Attachments	