

# 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	David Lowin
Organisation	
Name	Davi A Jones
Address	Gagle Brook House,Bicester Road,Chesterton,Bicester,OX26 1UF
Type of Comment	Comment
Type	neighbour
Comments	<p>Please correct: So far as we can tell, no part of the application is in Weston-on-the Green. The major part of it is in Chesterton (Fringford and Heyfords ward). The rest is in Wendlebury (Launton and Otmoor ward). The comments below are relevant to the CDC Local Plan Review Site Submission (LPRSS) for Chesterton and are not just specific to this proposal. 1. Biodiversity In the section of the application entitled Technical Appendix 8.1: Ecological Baseline Prepared by: The Environmental Dimension Partnership Ltd On behalf of: Tritax Symmetry Ltd and Siemens Healthineers, November 2021 Report Reference edp2425_r007b I have copied one paragraph and placed one phrase between asterisks. The statement is incorrect because it ignores what is happening to the land around.</p> <p>Other Mammals 3.52 The desk study returned a small number of records for brown hare (<i>Lepus europaeus</i>) and polecat (<i>Mustela putorius</i>), both of which are Priority Species. Although it is considered the hedgerows, woodland and grassland habitats within the Site offer some suitable opportunities for these species, neither of these species were recorded within the Site during other surveys undertaken, and it is not considered either of these species would be reliant on the Site, *given there are extensive opportunities for these species in the wider landscape,* and will therefore not be taken forwards to EcIA. Both species have been recorded locally in 2022. In 2007, we bought 4 acres of land in Little Chesterton that is approximately 800m upstream from the middle of the Siemens site. We have been working this land up as a nature reserve. We can recognise seven different habitat types - two types of pasture, a pond (P4 in the 22/01144/F papers) the stream, two types of woodland and a marsh. In addition to planting new hedging, trees and making a wildflower meadow, we have been monitoring the comings and goings of mammals during the past ten years. Using camera traps we have photographic records of otters, polecats, stoats, roedeer, muntjac, badgers, foxes, as well as rabbits, small mammals and barn owls. Additionally, we have seen hares in the arable field that is shortly to become more playing fields for the Bicester Sports Association. Thus ,we can confirm, from direct observation, that these animals are both present in the immediate area and will be foraging over a wide area, Being bound by the M40 and the A41, the mammals currently present on the Siemens land can only move safely to the north or northeast, but because of other proposals made to CDC, this would probably not be possible in the near future . The reason is that application 22/01144/F is one of seven around Little Chesterton. 1) Two have been approved on appeal - Great Wolf and the Bicester Sports Association (the latter being LPR-A-106 in LPRSS). 2) Three are currently under discussion (Siemens is part of LPR-A-172, Wates, LPR -A-118 and Lodge Farm, LPR-A-225). 3) Two are on offer to CDC (LPR-A-046 and LPR-A-092). The statement quoted above shows that the six other situations have been totally ignored and no viable mitigation has been considered. Our experience of the Great Wolf and the Bicester Sports Association proposals also shows very clearly that each proposal was prepared in isolation of the other . This is not good enough. 2. Storm Water drainage The two main streams of this catchment area pass through the Siemens site. They are partly responsible for the recurrent flooding in Wendlebury that has been an ongoing problem for many years. Therefore, any changes to land use higher up the</p>

catchment area is of concern. We are far from convinced that the SuDS schemes for Great Wolf and the Bicester Sports Association will be adequate, they being based on annual and not individual storm events. We have some local evidence for this opinion. Following on from what was approved for phase two of Alchester Park (Hill).there has been an increase in flooding in Little Chesterton. Storm water from phase one is supposed to flow along ditches, on an arc, to join the Wendlebury Brook. Alchester Park, phase two, is in another part of the catchment area with some surface water passing through/over the land of LPR-A-118 to reach a blocked culvert under the Little Chesterton lane. During the past four years, short periods of very heavy rain have resulted in a great increase in run-off of storm water causing the lane and the land on either side of it being flooded more frequently than has been seen previously. It is far from clear which authority is responsible for the streams and flooding on the north side of the A41 - Oxford County Council, Thames Water or the Environment Agency? Problems with drainage upstream from the Siemens site (e.g., the blocked culvert) are passed from one to another with nothing done to resolve the issues. 3. Stream from Spring Well Farm The plans show two diversions of this stream. Which is correct? Otters have been recorded in this stream on the western side of the M40, up as far as Simms farm. 4. Footpath It appears that the boundary of the site under consideration is on the Chesterton side of the (relatively new) footbridge of PRoW 161/4. The diversion of the stream will make this bridge redundant. It is not clear from the plans presented 1) how the path will be diverted and 2) what effect of the diversion of the stream will have on the parish boundary. 5. There is much here that needs resolution before planning permission should be allowed.

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**Attachments**