

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	Sarah Kearney
Address	22 Exeter Road,Kidlington,OX5 2DY
Type of Comment	Comment
Type	neighbour
Comments	<p>Planning Reference; 22/01144/F</p> <p>Response from Wendlebury Parish Council</p> <p>In principle Wendlebury Parish Council support this application subject to the inclusion of conditions to the approval to provide additional flood mitigation and the provision of traffic calming through Wendlebury.</p> <p>The requirement for these conditions has been made clear to the proposer and the council through engagement and are set out below.</p> <p>Failure to agree and implement these conditions will result in physical harm to the village of Wendlebury;</p> <p>Flooding -</p> <p>Wendlebury encounters flooding of the main road and Rectory Close and properties either side of these roads on frequent occasions. This flooding is caused when the brook that runs through the length of the village breaks it banks. The brook runs through the application site before crossing under the A41 then running through the village. In periods of high rain, the brook breaks its banks flooding through back gardens on Rectory Close, then flooding Rectory Close itself, before running on to the main road through the village where flooding occurs outside the pub and village hall areas.</p> <p>Due to the state of the foul sewers in the village the flood water includes foul water which then enters properties.</p> <p>The building over of large areas of the catchment area upstream of the village potentially increases the risk in periods of high rain levels that there will be a rapid increase in flow in the brook which will lead to flooding in the village.</p> <p>The applicant has stated that they will increase their flood provision above the statutory requirement by 20% in excess of any climate change %.</p> <p>This needs to be included in the approval as a condition together with a long term management plan of any attenuation system so that the capacity to attenuate is not diminished with the passage of time as this will lead to increasing the flood risk when there is no ability through the</p>

planning system to address the issue.
Highways:
Wendlebury and surrounding villages already suffer from high levels of traffic when there are any issues at J9 M40. The village has implemented a 20mph limit to try to improve traffic through the village which has neither footpaths or street lights but all residents have to use the roads to get around the village which puts them in conflict with vehicles using the village. This is particularly noticeable if there is an issue at J9 or on a weekday morning as traffic uses the village as a route to avoid J9. The majority of traffic is heading from Bicester towards Oxford. This appears to be caused by drivers seeing red brake lights at J9 and then diverting to avoid the queues and use the route through Wendlebury as a short cut.

The application proposes the provision of a new junction on the A41 to allow access to the site. This will bring a further blockage to the traffic flow on the A41 which is far closer to the turn off the A41 in to Wendlebury. Observing current behaviour of drivers, this is likely to result in far more traffic diverting through the village to avoid those increased delays that an additional junction will cause. That is without the additional levels of traffic that will be generated by the workers using the site plus the deliveries which are outside of the shift pattern of the workers which only applies to the manufacturing staff and not the office based staff. Traffic from J9 heading into Bicester sees high numbers especially at weekends with the length of the A41 seeing high numbers with frequent queues back from the Vendee roundabout. The provision of a new junction with traffic lights on the A41 will disrupt that flow potentially causing queues back to J9 impacting not only on the local network as drivers seek alternative routes but also on the national network. It is well known that J9 fails to perform with present traffic levels this will put additional pressure on the junction. The poor functioning of J9 will also encourage staff and visitors to the site to find alternative routes to the site via the adjoining villages of Wendlebury, Chesterton and Western. Future extension - the developer has made no attempt to hide the fact they want this to be the first part of a far larger development bringing forward land to the north of this application. This will all be accessed via this new junction on the A41 and although the council can only consider this application on the current proposals it must be considered that by consenting to this application there will be further applications to follow where the principle of development will have already been established. This will bring far higher impacts to the highways impact on both the A41 and surrounding villages.
Conditions;
To enable Wendlebury to support this application the provision of Traffic Calming within the village that will make using the village an unattractive alternative to drivers, needs to be provided. This has been discussed with the developer and OCC highways and needs to be included as a condition of this application. Without flood attenuation and traffic calming this proposed development will put an unbearable the burden upon the village causing real harm with increased flood instances and traffic flows.

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Attachments