

Comment for planning application 23/00173/OUT

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| Application Number | 23/00173/OUT |
| Location | Land South Of Green Lane Chesterton |
| Proposal | Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access) |
| Case Officer | Andrew Thompson |
| Organisation Name | Jill Peck |
| Address | 6 Green Lane,Chesterton,Bicester,OX26 1UR |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>I strongly OPPOSE this planning application. Chesterton has already had to absorb two new housing developments in the past few years; the Great Wolf water park is currently under construction very close to the proposed site; and Bicester Sports Association will soon start construction work off Green Lane. Surely this is enough for one small village! Wates' proposals are misleading in so many ways, painting a rose-coloured view for potential residents. Examples are: Thames Water has confirmed there is sufficient sewerage capacity for the proposed housing development, but if this is true, why do we often have raw sewage running down the lane?! The Planning Statement says that the nearby Park & Ride is accessible by foot and cycle. I beg to differ - there is no footpath from the village to the P&R - it's an extremely dangerous lane, particularly at night. Nor is there a way of getting into Bicester safely by foot, other than by walking across fields to Vendee Drive - this would be particularly problematic in the dark and for teenagers. Environmental and wildlife surveys have noted the presence of ground-nesting skylarks on the field proposed for development, so why is it considered acceptable to destroy their nesting sites? Nowhere have deer been mentioned, and they are seen frequently in both of the fields under consideration. The Planning Statement also omits to say that Bruern Abbey School is fee-paying and oversubscribed, so it would not be a possible consideration for anyone moving to Chesterton. The Wellbeing Hub that was proposed for Graven Hill will no longer be built, making it extremely difficult for newcomers to Chesterton to register with a GP practice, and registering with an NHS dentist is impossible. Cherwell District Council has declared a climate emergency, so this development would need to have a 'net zero carbon' footprint, which I would suggest is highly unlikely. Air source heat pumps and mechanical ventilation are mentioned as a possibility but there is no confirmation that they will be used in these homes. The traffic congestion that would be caused on Green Lane is another huge problem - 147 new homes would create a large number of daily car journeys, particularly in light of my previous comments about the inaccessibility of the town and the P&R by other means. The developers would like to think that everyone will walk or cycle, but of course they won't, and most households will have at least two cars. Indeed, it's not unusual for a family with two young adults living at home to have four cars, therefore the parking allocation is totally inadequate. I feel that Wates are 'riding on the coat-tails' of Great Wolf with many of their proposals in respect of footpaths and a bus service, placing too much reliance on what might come out of Great Wolf's Section 106 mitigation measures. To conclude, this proposal is unsustainable, it will have a hugely detrimental impact on our village character, and should not be allowed to go ahead.</p> |
| Received Date | 09/03/2023 13:53:43 |
| Attachments | |