

Comment for planning application 23/00173/OUT

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	Chris Pringle
Address	27 The Green, Chesterton, Bicester, OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this development on the following grounds:</p> <ol style="list-style-type: none">1. Chesterton already has a significant traffic issue caused by a lack of speed enforcement and congestion in surround areas which forces Chesterton to be used as a "rat-run". Our village roads have become particularly unsafe with regular collisions and near-misses caused by drivers choosing to break the speed limit and failing to stop and adequately look at junctions. This will be made even worse by the Great Wolf development. It is not sustainable to continue adding more housing (and hence more traffic) to our already dangerous roads.2. The rate of development in Chesterton is not sustainable. We have already seen two major housing developments in the past 8 years and have seen an unsustainable rate of development from Bicester, which is beginning to surround our village; this will lead to Chesterton losing its identity and will destroy the village life we have created.3. Since the completion of the most recent housing development, we have seen flooding in Chesterton that has never occurred previously. There is inadequate drainage capacity which has caused drains to overflow into both roads and houses. We cannot continue to add more housing without addressing these issues. Great Wolf will further add to these problems and we are yet to see how much worse our flooding issues will become.4. The impact to nature conservation is already significant with all of the existing developments. Animals are being displaced and are losing their habitats. We are losing our countryside to unsustainable developments that are regularly opposed by our community, but end up being built anyway.5. Previous planning decisions on housing have been rejected and subsequently scaled back due to them being unsustainably large. This new development is nearly 3 times larger than each of the previous developments. This size of development is disproportionately large when you take into consideration the size of our village. <p>Unfortunately, history with planning applications in Chesterton show that resident's comments are not taken into serious consideration, the impact on them is not considered and this application will likely be approved regardless of whatever objections we make. The Great Wolf development has demonstrated this and it will ruin the village.</p> <p>In the event that the unfortunate decision is made to approve this site for development as well, then I strongly urge that a number of factors are addressed and implemented BEFORE ANY WORKS COMMENCE:</p> <ol style="list-style-type: none">1. To reduce the number of proposed houses on the development significantly, by at least 60%.2. New road infrastructure to support this development is agreed, built and in place BEFORE any works begin. This needs to include reducing the traffic going through the village (for example by building bypass roads that avoids forcing traffic through the village) and introducing effective measures to enforce the speed limits to keep our village safe. The Green and The Hale are particularly badly impacted and require addressing before further development in Chesterton.3. Safe pedestrian measures to be introduced around the village and area. This should include additional footpaths on The Green, The Hale and along the tertiary road between the Red Cow pub and the Blue Diamond garden centre to allow residents to safely walk around without being dangerously impacted by the amount of traffic.

4. Wildlife Management needs to be put in place to prevent local habitats being further destroyed. This should require developers to preserve as much as possible of the existing habitats, to replace any habitats that have been destroyed and ideally to introduce new habitats as part of any new development.

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Attachments