

Comment for planning application 23/01085/F

Application Number	23/01085/F
Location	Bicester Heritage Buckingham Road Bicester
Proposal	RETROSPECTIVE - Change of Use of land to allow for aviation, vehicle exercising and other uses/events
Case Officer	Rebekah Morgan
Organisation Name	Alex and Sarah Smith
Address	3 The Bradburys, Stratton Audley, Bicester, OX27 9AS
Type of Comment	Objection
Type	neighbour
Comments	<p>We strongly object to what appears to be an attempt by Bicester Motion to gain blanket permissions for any level of activity using this 'retrospective' permission process. We urge the council to consider the potential consequences of granting the full permission as set out in the proposal without imposing sensible restrictions on both noise levels and the volumes and types of activities to ensure impact on local residents and traffic networks are reasonable.</p> <p>We urge the council to consider the following:</p> <ol style="list-style-type: none">1. Restrictions on volume and type of activities - Proposal appears to be deliberately open ended rather than specific on the number and type of events to be held by Bicester Motion in future. Planning permission should restrict activities to current levels - e.g. only 5 large events a year, and no new activity types (e.g., no music festivals). We are not aware of any such music festivals taking place at the site and these should therefore not be considered part of this 'retrospective' application. The nature of such activities is different to the nature of existing motor and flying activities undertaken at the site.2. Noise levels - must be restricted to current levels and frequency only. Any plans to increase use of the racetrack with higher noise levels must be restricted to avoid impact on residents. We understand that the noise levels applied for by Bicester Motion are in excess of those granted for Brands Hatch, due to consideration of local residents. We urge the Council to consider this precedent when assessing the reasonableness of Bicester Motions application. Our house is behind the airfield site with only two fields in between, with no buildings to help absorb the noise. With the prevailing wind direction blowing the noise directly to our house noise directly impacts us and other residents, and can be heard even with windows closed.3. Pollution - Air quality must be maintained. Limits must be put on racing activity and air activities to ensure no degradation of air quality. We have a young family and this is very important as the long-term effects of poor air quality are beginning to be understood and can have considerable impact on individuals throughout their lives if poor.4. Light-pollution - the use of flood lights at the Bicester Heritage site should be restricted. Current flood lights can clearly be seen from our property when in use and so we strongly object to expansion of the use of these across the site, due to the light pollution at night that these cause.5. Music Festivals and other Music events - Such events are not currently held at Bicester Heritage and should therefore not be considered as part of this 'Retrospective' planning application. Plans for music festivals are strongly objected to for the following reasons:<ol style="list-style-type: none">5.1 - Noise from such music festivals will be very disruptive and unacceptable for local residents - particularly if loud music events are allowed to happen in the evenings and at night. The impact on local residents, especially those with young children, will be significant from such events.5.2 - Noise impact on Animals - Impact of loud music on dogs, horses, other animals and many forms of wildlife. Such noise can cause anxiety in pet animals and horses - which can be dangerous if horses are frantically running in fields.

5.3 - Such events with camping facilities invites drinking and recreational drug taking which could see intoxicated individuals also wandering to Stratton Audley or other residential areas with families and young children. Children should not be exposed to such events or strangers wandering around our community.

6. Access from Bicester road - there is currently no access to Bicester Heritage from Bicester Road. It appears Bicester motion has bought a strip of land to Bicester Road purely for the purpose of trying to obtain additional access to their site. We believe that access via Bicester Road is not appropriate. It is not clear if plans include proposal to create access from Bicester Road - part of the Transport Plan included in the proposal documents includes talk of a proposal to change the junction of Bicester Road and A4421. We categorically object to plans to have access via Bicester Road for following reasons:

6.1. Such access will cause gridlock back into Stratton Audley as people try to avoid queuing from A4421. Local residents will be trapped in the village when large events are on, which is of course unacceptable. On-street parking on Bicester Road for West Cottages means that there is already single file access only in and out of the village from Bicester Road, also outside the Pub on Church Street. The village has become gridlocked in the past when accidents have happened on the A4421, with motorists diverting through the village. If those trying to access Bicester Heritage try to come through the village to get through to the site from Bicester Road, then the Village will very quickly become gridlocked.

6.2. Bicester Road by the quarry entrance is notoriously slippery and dangerous with any rain or adverse weather. The road also floods just past the entrance to the quarry when it rains heavily.

6.3. Visibility on the junction with A4421 is very poor and not easy to solve for due to the direction of how the roads meet each other on an angle. There is also a house right on the A4421 exactly opposite the junction and a driveway to this and other properties very close to the A4421 / Bicester Road junction. The proximity to these houses and existing accesses means it would be dangerous to increase traffic at this junction.

6.4. The angle of the road junction makes it very difficult for traffic to turn left onto Bicester Road from the A4421. Access to Stratton Audley is usually from higher up on the A4421. If this were used by those trying to access BH then it would cause gridlock in the village per above.

7. References to the 'Health Plan' - Bicester Motion appear to be claiming that their plans will increase Health benefits for local communities - it is not clear what is behind this claim as activities are not considered to increase health. More is needed to understand these claims.

7. Bicester Motion are applying to be designated as a Tourism Asset - what would this designation mean in terms of future planning applications and permissions? This needs to be made clear. The plans won't benefit local businesses since the BH site is enclosed and not close to other amenities and local businesses. Additionally, there are no details in their proposal on how many local people BM employs that would support claims to be helping the local community.

8. Change of use for the Quarry Farm site - it appears that hidden in this application is application to include the Quarry Farm site in the BH site boundary. What is the purpose of this? - presume it changes the designation from Greenfield site to Brownfield? This needs to be part of a separate and clearly articulated application as is in no way retrospective.

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Attachments