

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	Mr & Mrs Richard Howson
Address	West Farm,Launton Road,Stratton Audley,Bicester,OX27 9AS
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning ref 23/01085/F - Retrospective change of use - Bicester Motion</p> <p>As both a local resident for almost 60 years and the owner of a business running a Caf, retail space and self-catering accommodation in the village of Stratton Audley for over 25 years, we are very much understanding and supportive of the positive developments and enhancements made by Bicester Motion over the years to the former RAF site. They have bought employment to the area and much enhanced this local heritage site to date.</p> <p>Our home and business are set on the edge of the village, backing onto open fields, the noise carries over the fields from BM site with all activities clearly audible on event days. These are currently few in occurrence and therefore balanced for the peaceful enjoyment for us and our customers. One of the endearing qualities of our business, recognised and valued by our customers regularly in reviews, is the peaceful / tranquil environment here, it is a reason people visit us and spend time relaxing in our outdoor space, it is this we seek to protect.</p> <p>We object to elements of this permission and seek to achieve a balance that will manage the impact on all neighbours, us as residents and our customers who all enjoy our peaceful location so much. We recognise that this plan seeks to normalise current activities at Bicester Heritage but having read through the application are concerned this appears to go further, increasing the frequency and type of events planned; it is this we wish to make comment on to future-proof the impact on our enjoyment of our home, that of our customers and business risk in terms of noise impact, traffic congestion and that on the environment.</p> <p>We were hopeful we would not have cause to object, confident that discussions between BM and our parish council would reach some level of balance and compromise to soften the impacts to us as residents & to our business, however no positive progress was made. We outline our key concerns below and ask for considerations of any conditions with regards to the noise, frequency of use of the experience track and that specific conditions be applied to specified & appropriate types of events for this historic site.</p> <p>Noise</p> <p>The current experience track is set back close to the buildings on site, with the experience quarter development, the peri track will also come into use, increasing vehicle speeds, braking and acceleration in turn increasing noise, tyre squeal and backfiring. We feel a 108db limit is too high and in excess of that approved for other racetracks in the UK as identified by other residents.</p> <p>The experience quarter outlines details for off road tracks as well as new tracks. This brings operations even closer to the village and its noise with it. Most weekdays and almost all weekends will plague our peaceful site impacting both our and our customers enjoyment of this space.</p> <p>The sound tests carried out were in 2019 when activities were of a smaller scale and attendee numbers (including Vehicles) were lower. It is also unclear where in Stratton Audley noise testing was undertaken. These tests should be repeated</p> <p>Frequency/scale</p> <p>Increasing the frequency of events permitted and the numbers attending by a significant volume (+100 to 12,000) will impact local traffic and have implications for residents and visitors to the area, including both, us personally and our customers.</p>

Bicester town has grown significantly since BM began activities on the site and whilst road transport links are good, they are increasingly congested and this impact must be assessed where increasing events and activities, particularly when you consider the potential development of the hotel and experience quarter.

Other Events

The type of event should be carefully limited to manage impact to residents, local businesses, and their customer and to the environment. Music festivals seem inappropriate for the site with the noise and impact they would have. Festivals take months to clear up from, with the impact on the land even greater.

Sheer footfall volumes would deliver considerable damage to the oldest RAF site in the country. Regular use for this type of event would have a significant detrimental impact on the land affecting local wildlife habitats and is out of keeping with the heritage of the site. These needs preserving.

If such regular and large-scale use is to be considered, should this not be with full planning with comprehensive consultation and impact studies undertaken.

In summary, we understand the need to develop and grow the site but ask that, should this application be approved, appropriate conditions and considerations are made to protect this historic land and the peaceful area for residents and visitors alike.

Richard and Sara Howson.

Received Date

09/06/2023 13:25:56

Attachments