

**Wendlebury Parish Council response to planning application reference
17/02534/OUT**

Scenic Land Developments Ltd, Land North Of Bicester Avenue Garden Centre
Oxford Road Bicester

‘OUTLINE - The construction of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; parking for up to 2,000 cars; and associated highways, infrastructure and earthworks’

The Parish Council considered the application at the Parish Council meeting on 25 January.

While there were no comments about the actual development, the Parish Council has two major concerns about the traffic emanating from the development.

Dangerous and Unsafe Public Right of Way across the A41

The provision of a further 2,000 car parking spaces for this development will add greatly to the number of cars using the A41.

1. Traffic modelling by consultants and others has been designed with the sole objective of reducing traffic impacts in Bicester. No account appears to have been taken to consider the impact of the increase of traffic on the A41 and its implications for the residents of Wendlebury.
2. The Public Right of Way pedestrian crossing on the A41 which enables residents to access S5 bus services has been deemed to be unsafe and dangerous by OCC Highways as a result of the increase in the volume of high speed traffic from junction 9 M40 towards Oxford or the opposite direction towards Bicester.

While pedestrians will be able to cross the busy A41 at various places near Lakeview, Kingsmere and the Bicester Avenue developments, there is nothing to help the residents and pedestrians cross the road further up the A41 at the Wendlebury bus stop near the motorway junction.

The same number of vehicles passing the Lakeview section will, therefore, be passing the Wendlebury section of the A41, albeit much faster with fewer breaks in the traffic to allow pedestrians to cross the road in order that they are able to use the bus stops safely.

No highway improvements have been considered in recent years to promote the use of public transport within the village of Wendlebury to enable the villagers to access the bus service. It is easy to get on a bus to Oxford, but it is not easy to come back as passengers have to cross the A41 when they get off again. It is also not possible for many people to get to Bicester because they cannot cross the road.

The developers of Bicester 10 should be asked through a formal section 106 agreement to fund the necessary Highway improvements to enable safe crossing of the A41 by Wendlebury residents

This access issue needs addressing as a matter of urgency and any further development in the area needs to take account of reducing the isolation of this village.

Increase in traffic running through Wendlebury

All traffic from the development should be encouraged to use the main roads and the narrow Wendlebury Road should only be available for local traffic; this must be included in any transport plan to protect the village of Wendlebury from rat-running.

The developers EIA statement refers to a travel plan in concept. It is therefore critical that the OCC Highways Authority make use of their powers to establish a section 278 Agreement and planning condition to ensure that this Travel plan that is both robust and enforceable.

The Parish Council takes the view with the further development planned for Bicester 10, the cumulative effect from the increase in traffic from urbanisation of Bicester on the countryside will have a detrimental effect on the rural character of Wendlebury Road and the access to the village of Wendlebury.

6 March 2018