**From:** Public Access DC Comments   
**Sent:** 21 June 2018 01:25  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/00825/HYBRID

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:24 AM on 21 Jun 2018 from Mrs Alison Smith.

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| **Application Summary** | |
| **Address:** | Heyford Park Camp Road Upper Heyford Bicester OX25 5HD |
| **Proposal:** | Demolition of buildings and structures as listed in Schedule 1; Outline planning permission for up to 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m2 of retail (Class A1); 670 m2 comprising a new medical centre (Class D1); 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2.4 ha site for a new school (Class D1); 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3); 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of the following buildings and areas: Buildings 357 and 370 for office use (Class B1a); Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3102, 3136, 3052, 3053, 3054, and 3055 for employment use (Class B8); Buildings 2010, 3008, and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 2004, 2005 and 2006 for education use (Class D1); Buildings 366, 391, 1368, 1443, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road |
| **Case Officer:** | Andrew Lewis |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=P8IT8PEMMSY00) | |

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| **Customer Details** | |
| **Name:** | Mrs Alison Smith |
| **Email:** |  |
| **Address:** | Troy Farm Cottages Ardley Road, Somerton, Oxfordshire OX25 6NG |

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| **Comments Details** | |
| **Commenter Type:** | Councillor |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | Somerton PC would like to congratulate Dorchester Living on a very comprehensive Plan for Heyford Park. However we also have several concerns and that we hope you will be able to address.  Firstly the exclusion of Somerton & Fritwell in any traffic calming measures; we are extremely disappointed not to be included in future traffic s106 funding. We already know development at HP is changing the nature of our rural villages and road networks. We are dismayed and astounded that we have been excluded when we were very clearly included in the last tranche of S106 funding. (Money we have struggled to extract from OCC)  Somerton has seen an increase in the traffic volumes since development of Heyford Park and the nature of the traffic is changing. In 2000 there was an average of 248 vehicles a day growing to over 500 in 2006 and over 1000 a day in 2015. In 2017 30% of traffic through the village has been observed exceeding the current 30mph limit and up to 14% of vehicles were type OGVI/Bus/ 2,3,5,6,7,12: ie. Rigid 2 or 3 axle HGV, Bus or coach.   Sections of road in Somerton have no pavements, with high banks and walls there is no alternative place to walk, which make it dangerous to vulnerable road users; the walkers cyclist, horse riders. The roads are in a terrible state of repair, extra traffic to and from Dorchester does not help situation.  The Ardley road Somerton, has seen a significant increase in traffic volumes with many vehicles speeding along this minor road. This road is narrow & unclassified, originally a small farm track, many vehicles travel at 60 mph & greater. Vulnerable road users are at risk & the amenity of this country road is being eroded by increasing volumes of traffic especially at peak times. 40mph should be the maximum speed along this road, S106 funding is needed to support this change. Many vehicles from HP choose a route through Somerton and Fritwell to avoid delays at the motorway (Jnc10), when travelling North on the A43, or even just to find a quicker route to the M40.  Somerton PC feel very strongly that s106 money should also be available for Somerton and Fritwell and to be included in rural traffic calming plans. We are keen to work with traffic consultants to find suitable solutions. Traffic issues will only get worse with further development on HP, especially as it becomes a destination for people living outside of the HP community, such as use of the Health Hub or leisure opportunities which are planned for the "wider neighbourhood to enjoy". It is not right that the PC's have to find funds through the precept and other means to calm traffic related to new developments  Employment in hangars on the Northern side of the Park. These hangars are very close to Village Farm Somerton and any development here would have a negative effect on this rural dwelling. Employment here would bring noise and light pollution, there should be restrictions as to what type of employment the hangers are used for, minimising activity to normal working hours.   Filming industries; Our main concerns with the use of the flying fields for filming are noise and light pollution during filming, also during the set-up and taking down, heavy traffic, loud generators and bright lighting. Previous filming activity has already demonstrated enormous affect on the rural nature of the adjacent area, i.e. dwellings adjacent to the northern perimeter. Excessive noise during shoots has already caused concerns for residents and horse owners; horses being spooked enough to jump out of their paddock. With regular filming, the potential for personal injury would be significantly increased. There are two farms in very close proximity that keep horses.  Excessive noise should be kept to a minimum; There should be liaison with ALL neighbouring dwellings with advanced warnings of excessive noise. There should be restrictions placed on filming activities, so that set up times and filming outside of normal working hours is kept to a minimum.  Perimeter Road. We would like to see this closed, it runs too close to the bridleway and Village Farm. Commercial traffic on this road causes concerns to safety.  Bridleway. The bridleway improvements planned, should protect against miss use by motorised vehicles that causes erosion and are not compatible with horse riders and walkers. The barbed wire fencing is rusting away and falling onto the bridle way. This needs urgent attention as is already a potential hazard.  Community Health Hub. The PC fully supports the development of a community Health Hub on the Heyford Park site but would also like to note, that this would increase traffic volumes through surrounding villages including Somerton. We would like to see funding for transport for all surrounding villages.   Bus Service. While we support the planned bus services, we would like to see more to connect the surrounding villages, Somerton, Fritwell, North Aston etc. to HP.  Strategic Planting and Noise Management. We would like to see a lot more strategic planting along boundary fences to minimise noise and improve the visual appearance. To be effective this needs to be very dense, ideally this should be happening immediately as it will take time to get established. We also request that HP look at other measures to contain noise such as earth berms and sound walls. Existing planting outside of the northern perimeter on Troy Farm land should not be relied on for this purpose, this has no density and is not effective against noise pollution further measures on HP side are required. |

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