

Comment for planning application 18/00825/HYBRID

Application Number	18/00825/HYBRID
Location	Heyford Park Camp Road Upper Heyford Bicester OX25 5HD
Proposal	<p>A hybrid planning application consisting of:</p> <ul style="list-style-type: none">• 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); 2,415 m2 of new school building on 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 zipwire 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.• the change of use of the following buildings and areas: Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8); Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 73 and 2004 (Class D1); Buildings 391, 1368, 1443, 2005, 2006, 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, including 2.1 ha for filming set construction and event parking (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
Organisation Name	
Name	Wan
Address	3 Hart Walk, Upper Heyford, Bicester, OX25 5AF
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Mr Lewis, Firstly the plan is so vast with multiple documents, it is not feasible to understand all the intricacies of the plan in detail. Therefore, referring to P16-0631 08 01 - A1 Composite parameter plan, there are some aspects of the plan that are extremely concerning, in no particular order: (1) The residential area should be somewhere to come back to and relax. The sports ground will result in excessive noise, especially in the summer evenings with people playing football naturally shouting and calling out loud as they can. The houses of Phase 1, Field Views and the Mobile Home Park will easily hear this with their windows open for ventilation and sound radiating freely in the quieter environment during evening time. Who controls the sports ground? With no control and if it is a free-for-all, this additional noise will continue unrestricted through the night. Who will fund the management and upkeep of the sports ground? Any sports ground lighting will cause significant light pollution to the area. (2) Having been informed of the Chilgrove Drive HGV re-route 5 years ago and seeing numerous subsequent plans, the council should give primary consideration to the residents who have been promised but not seen any changes. Residents still have to endure noisy (engine, transmission, rattling trailer units), polluting HGVs that often do not slow down for the tables/raised block work/speed humps to which the damage is clearly visible. The HGVs also increases accident risks with young children crossing the road and also noted where many stop just before the Camp Rd/Wellington Rd junction and thereby blocking the view of other drivers in both directions at a junction. Therefore the proposal is that no physical works of any kind relating to this plan should be permitted until the bypass for HGV via Chilgrove Drive is operational. (3) It is clear that there is a key focus to develop and sell more residential homes, however the supporting infrastructure of retail units and community area is not developed at the same rate. To ensure the developer keeps all areas in focus, the council should dictate certain staged requirements to be fulfilled prior to commencing each of the next future residential home phases. A proposed example is that all the retail units of the previous plans are completed, be available to let and the main Camp</p>

Rd thoroughfare is made good before the next phase of residential homes can be built. The retail and community units are the heart of the area, but as it stands, what should be the visual showcase remains a permanent, half completed building site that we've endured for 5 years. (4) Much of the new residential homes are planned on greenfield land e.g. parcel 17 on the plan, although there is a huge area of existing brownfield land remaining. (5) The school is at the moment suffering significantly and requires some time to stabilise but with so many more residential properties, can the school performance plan be sustainable with such a rapid expansion? (6) The sewage works should be totally re-evaluated and re-assessed; current plans and population result in a requirement of 200m as a medium risk cordon, and 250m for low risk cordon from the sewage works. The plan appears to be 177m based of the original population here. The Anglian water report shows for population above 5000 results in a cordon of 400m still being medium risk. This puts Phase 2 and the planned parcel 17 verging on high risk. No home should be in medium risk, especially if a future scenario of retrospective future sewage health and safety materialises resulting in class action/law suit against actively placing homes in medium risk areas. There is a high risk of loss of amenity posed to the development and may impact on Anglian Water's ability to operate. Further investigation is required regarding the proposed development and the surrounding area.

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Attachments