

Comment for planning application 18/00825/HYBRID

Application Number 18/00825/HYBRID

Location Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

Proposal A hybrid planning application consisting of: • 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 Marc Alan Thielke

Address 18 Harris Road, Upper Heyford, Bicester, OX25 5TR

Type of Comment Objection

Type neighbour

Comments This application has not had a proper consultation period as it was released midway through the COVID19 lockdown and the deadline of June 4th 2020 is only three days after the government announced an easing of lockdown restrictions for some people and some activities. A meeting of six people from different homes was only possible June 1st. Offices of the CDC have not been fully staffed and this planning letter says not to visit the Bodicote House unless it is essential. It is very important that the public have a chance to engage with the planning process but it is not an activity that has been deemed safe to do by the UK government at this time and certainly was not from May 5th to June 4th of this year. This application does not address the climate emergency declared by CDC/OCC as it does not provide for cycle paths, links to public transportation (improved bus routes and links to the Lower Heyford train station) and it provides for a gas powered energy station instead of renewables like a solar panel farm. The provisions for a "building for community use" does not equal in square meters the current structures of the Community Centre and Chapel that are all ready inadequate to serve the community at its current size of 1000 homes. This application aims to add 1175 homes and does not provide a proper Community Centre, and in fact it is smaller and has no defined access to the community institutions that already exist. The joint use agreement for the Heyford Park Free School yielded no significant benefit to the community and the lack of an agreed schedule of access and rates led to many events and classes moving outside the village. There needs to be a larger building that exceeds the standards for the population in this plan because of the focus of Heyford Park to be the location for additional housing in the future. Placing public facilities like a sports ground within 177m of the sewage treatment plant is inappropriate. The foul air already experienced by residents living near the plant with our current population is at odds with outdoor enjoyment and exercise. Doubling our population without a plan to upgrade the sewage treatment works is an unacceptable omission. The village has suffered the heavy goods transport driving on Camp Road through the middle of the village for the last 7 years during

construction and growth. There is no timeline for the delivery of the upgrade to the junction of Chilgrove Drive and Camp Road. There are safety and road quality issues that have not been addressed already because there were no timelines on improvements. The village is already in need of urgent traffic management plans for HGV, private vehicles, pedal bike and pedestrian modes of transport. Camp Road in front of the Heyford Park Free School does not even have a safe designated crossing nor does the School have an updated traffic management plan to deal with their increased student numbers. Building more homes without timelines for delivery of traffic improvements is irresponsible and unusual. The Heyford Park Parish Council has been in existence for a year prior to this application and there is no provision in this application for land or buildings for that body to function publicly and perform community outreach. There are no standards for minimal Civil Parish grounds or buildings but the creation of a new parish is a rare event and I think it reasonable to have facilities that are of a local standard found in the surrounding Civil Parishes. Reading Rooms, sports fields, village halls and cemeteries are all held and managed by local parish councils. This application lacks many of these facilities and has no mention of parish involvement, ownership or management of the facilities it does include.

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Attachments