

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 2.45 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 to 100 m2 (Class D1/A1/A3); > 1,000 m2 energy facility/infrastructure (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	Annie Savage
Address	Middle Cottage, St Marys Walk, North Aston, Bicester, OX25 6AA
Type of Comment	Objection
Type	neighbour

Comments	<p>I find myself writing for the second time to express my grave concern over the proposal for the Busgate scheme put forward by the developers. I had hoped that following the very measured comments made by so many residents in the route which is going to bear the brunt of this proposal, alternatives may be put forward to CDC. The objections seem to have made no difference, other than to flush out some woefully inadequate offers of Section 106 funding by The Dorchester Group. I would specifically ask that the planning committee attends to the following:</p> <ol style="list-style-type: none">1 Clarification as to the point of the Busgate scheme as traffic mitigation does not appear to result2 Justification for diverting the unacceptable increase in traffic to the end of the valley least able to cope with it3 Evidence that an impartial, independent traffic analysis has been carried out by OCC4 The basis on which the proposed funding has been put forward by The Dorchester Group. How were the sums allocated to each village arrived at when we all have different needs5 Proposals by OCC for traffic mitigation. It surely cannot be down to residents of the villages to design traffic calming schemes as we do not have the expertise to do so. Neither do Parish Meetings have the statutory right to act in this regard. This surely is the obligation of OCC Highways6 Details of the ongoing maintenance plans for roads affected by the diverted traffic. The condition of the roads in the Cherwell valley is already of concern and the route between Somerton and North Aston is particularly poor and will get worse.7 Evidence that consideration has been given to alternative methods of diverting traffic out of a very challenged area via roads able to cope with the increase which will be necessitated by a scheme of the size of Heyford Park. It would appear that the size and number of houses has been put forward on a commercial basis and the developer is giving little consideration to traffic flow through Somerton, Ardley and North Aston in what appears to be a development focussed on connections with Bicester <p>I would also ask CDC for their comments as to how they would be prepared to accept responsibility for catering for the lifestyle of Heyford Park residents whilst demoting the safety, pollution levels and quality of life for the many villagers affected by this unacceptable</p>
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Attachments