**From:** Caroline Clapson
**Sent:** 13 June 2019 17:10
**To:** Linda Griffiths
**Cc:** Jenny Barker; Angela Smith
**Subject:** BDT Comments: 19/00607/F - Launton - Land At Skimmingdish Lane And Land And Roundabout At Bicester Road Launton

Dear Linda,

I have now looked at this planning application and have the following comments on behalf of the Bicester Delivery Team (BDT):

* It is not clear from the site layout plan where the location of the proposed 3 storey accommodation building is  -  I assume it is the pink blocks marked “compound welfare” but if so, the elevations drawing is showing the elevations marked up incorrectly -  the north  /  south elevations are in fact the east/west elevations and vice versa. This needs clarification.  Notwithstanding this, the building will be in place for a while and I am concerned about its utilitarian appearance and the adverse impact it will have on the surrounding area, contrary to CDC Local Plan Policies ESD 13 Local Landscape Protection and Enhancement and ESD 15 The Character of the Built and Historic Environment.  This issue does not appear to have been addressed in any of the submitted documents but it needs to be  – the fact that the applicant is applying for a temporary consent does not remove the need for this matter to be addressed.
* There is also a considerable amount of materials that will be stored uncovered on the site, again for quite a while. The height of these is unspecified but the potential impact of their appearance on the surrounding area does not seem to have been taken into account in this submission and yet it needs to be if this development is to comply with Policy ESD13. Any resultant air pollution from dust etc will presumably be addressed by Environmental Health.
* Sections 2.3 and 2.4 of the Transport Statement and inserts 3.2 and 3.3 contain information about the existing public transport services near the site and the off-site footpaths and cycleways. However there is no information about how the prospective residents of the accommodation block will be encouraged to use active travel modes -  public transport, walking and cycling. The TS (para 3.5) refers to a CTP, but I could not see that this has been provided as part of the submission. Although cycle parking is shown in the key of the location plan, I could not see where this is proposed on the site.  Therefore information about all of this and to show how the proposed development will facilitate these movements needs to be provided -  e.g. cycleways/ footpaths within the site and how they connect to those externally. The applicants are seeking a 5 year consent, which is a significant amount of time and without addressing these issues,  the proposed development will have a detrimental impact on the traffic network and air quality in this part of Bicester. I would suggest also that the applicant is asked to submit a Framework Travel Plan as part of the proposals.
* I note that CDC’s Ecology Officer is yet to comment. Her comments will be important in assessing whether the information about the site’s current ecology and biodiversity  contained in the EAR can be adequately mitigated by the proposed replacement hedge and tree planting.
* In summary the applicant needs to ensure that the proposed development of the site or access to it does not result in an unacceptable impact on the local area and community.

There may well be other issues to be addressed however I am assuming that these will be dealt with by other consultees (such as OCC as regards highways, access, vehicle movements), therefore I have confined my comments to those issues of particular interest to the BDT.

Kind regards

Caroline

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Place and Growth Directorate

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I do not work on Mondays.

Kind regards

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