

Comment for planning application 21/03177/F

Application Number	21/03177/F
Location	Axis J9 Phase 3 Howes Lane Bicester
Proposal	Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works
Case Officer	Caroline Ford
Organisation Name	Marcus Heath
Address	51 Beckdale Close, Bicester, OX26 2GT
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object in the strongest possible terms to the proposed development. Another warehousing development that is far too close to existing residential properties, looking at the plans only circa 20-30m of planned separation from homes. The units are set to be 11m in height, meaning they will tower 5m above existing residential properties, affecting privacy, views and mental well being of residents who have invested hard earned money into their properties. Potentially being faced by a 11x120m wall of metal. House values will decrease, is the Council prepared to cover this shortfall, is the developer? We still have no realigned Howes Lane. The design of this project is not even due to be completed until Summer 2022. How in good conscience and in all practicality can CDC look to approve further development to break ground in early 2022 before this vital infrastructure is in place? Residents physical and mental wellbeing is not being considered and will be adversely affected. Noise from increased industry & traffic, including added pollution from emissions and light from a further warehouse development. What are the planned operating hours for this development? Residents deserve to enjoy their homes and gardens. Operating hours should be mandated to maximum 8-6 Mon-Fri not 24/7 operations as is likely. If this does not suit the planned development this is yet another reason it should be rejected and located elsewhere. The noise surveys quoted in the planning application would be against Howes Lane in its current capacity, as this is always set to close the comparable noise levels they quote are a misrepresentation and inaccurate. The planning report is further inaccurate in its response to flooding, stating it is deemed 1 in 100 year event. I have personally seen flooding in the last year in Beckdale Close where many residents had homes flooded and damaged. Speaking with these same homeowners this was the second time in about 4 years. So 1 in 100 years suddenly become 2 in 4. A far cry from what the developers claim. Furthermore planning has already been granted at 17/00455/HYBRID for residential development at this location. This is what residents along Howes Lane expect and to change the goalposts now is both indefensible and morally wrong. A promised and approved residential development of 2 and 3 story houses is a far cry from the now sought 11m+ warehouse units and far more detrimental to the surroundings and residents. How can this be allowed to change, its already been agreed and promised? Any new warehouse developments need to be well away from existing residential as a safeguard for the wellbeing of existing, hardworking, tax paying residents who are due consideration and respect and should be able to enjoy their homes. The original and already approved application for new residential needs to be upheld. Bicester and indeed the entire country would benefit from more housing and the accompanying green space, shops, schools & services such as doctors, not these additional units. Would the developer build this development so close to their own homes? The answer is a simple no so do not ruin and devalue Bicester residents homes. Phase 1 and 2 was bad enough but there is now a real opportunity to prevent more unneeded warehouses by stopping this application. Therefore I wholeheartedly object and implore those with the ability to prevent this to see sense and reject this planning application in full.</p>
Received Date	23/10/2021 18:30:54
Attachments	