

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) comprising 5 units within 3 buildings 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>Whilst a step in the right direction the latest changes to the application still do not go far enough. The entire plot is already granted planning permission for residential development, associated amenities and green space, which is far more sympathetic and preferable to the existing residents vs more eyesore, noise heavy traffic & flood producing warehousing. CDC keep harping on about the continual need for residential development in and around Bicester so this should be upheld. The letter the developers include, relating to a pre let agreement from Brita shows the sheer arrogance on their part pushing this application to be granted, demonstrating a belief the planning application outcome is a foregone conclusion. What is to stop them producing another letter from 'Mega Corp Ltd' at a later date, extolling the need to develop the Eastern plots with yet more warehousing, they now (for the time being) have relinquished plans to build on once they have their way with this application? The developers further allude to 'greening' of Howes Lane as part of the percentage of green space required to be included in new developments, is/can this be assured or another empty promise that will be back-tracked on later. By far the most important issue is the building of the SLR and realignment of Howes Lane that is still not confirmed, CDC having given away the money earmarked for this project! This realignment should be completed as a priority before any further development is allowed. No theoretical traffic survey can convey the physical impact of increased traffic, pollution and noise from Great Wolf resort, Himley & Hawkswell villages and the other planned developments will have. The developers also allude to 'greening' of Howes Lane as part of the percentage of green space required to be included in new developments. Is/can this be assured or another empty promise that will be back tracked on later. Reject this application in full and realign Howes Lane before any further development is agreed. Honour the existing approved application for residential, amenities and green space as promised to existing residents of the area. NB. CDC's planning portal could do with adding dates when new information is added. Changes are very difficult to track through the myriad of documents.</p>
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Attachments	