

Comment for planning application 21/03558/OUT

Application Number	21/03558/OUT
Location	Land On The North East Side Of Gavray Drive Bicester
Proposal	OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.
Case Officer	Caroline Ford
Organisation	
Name	Nigel Welham
Address	10 The Buntings,Bicester,OX26 6WE
Type of Comment	Objection
Type	neighbour
Comments	<p>Flooding The flooding potential in this area seems not to have been addressed - the guidance report states "avoid inappropriate development in areas at risk of flooding, and wherever possible, to direct development towards areas at least risk of flooding.". This area (both to the west and east of the brook) has been severely flooded in the last 2 to 3 years for a good portion of the winter months, and it is not clear if the area for building is going to be raised sufficiently to protect both the housing to be built here - or any displaced water run off into Gavray Drive and thence into the properties on the other side of the road, affecting the top end of Mallards Way, Redwing Close and The Bramblings housing. The plan also seems to place one of the childrens play areas right in the middle of the flood alleviation area - which will mean it will be totally inaccessible during the winter months due to flooding (similar to what happens in some of the other play areas nearby). Removal of existing trees The plans seem to not preserve any of the existing trees and greenery along the north side of Gavray Drive. Preserving this mature area and starting building further back from the road will provide more privacy to the new residents, and avoid having to plant new trees (which arrived with Ash Dieback Disease when this was done on the Kingsmere development. Why remove existing greenery instead of reusing it by leaving it there? Building to the East of Langford Brook This seems to be too close to the brook and also cannot avoid impinging on the nature area to the east side of the meadows - which will disturb wildlife during construction, even if it is designated as a green area afterwards. Green City designation? There seem to be no specific green initiatives in the proposals - there seems to be a lack of solar panels, green roofs, water capture for house gardens, wildlife corridors or intervening small green planting areas amongst the housing areas. The announcement of Bicester as a 'Green City' seems to have resulted in no real green initiatives on recent developments over and above 'more sustainable' building materials being used. There also seems to be no mention of how the area is to be managed as a green space after the development - Community Interest Company or ?</p>
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Attachments	