

Consultee Comment for planning application 22/03063/F

Application Number	22/03063/F
Location	Land East Of Larsen Road Heyford Park
Proposal	Erection of 126 dwellings with access from Camp Road, provision of public open space and associated infrastructure.
Case Officer	Will Anstey
Organisation	Oxford Trust For Contemporary History
Name	Daniel Scharf
Address	122 Abingdon Road Drayton Abingdon Oxfordshire OX14 4HT
Type of Comment	Object
Type	
Comments	<p>My interest is in limiting the damage that is being done to the historic environment that is of international significance and concede that this development will not make the position any worse. These submissions are being made under my name (Daniel Scharf MRTPI - I could not change this on the council proforma). However, having reviewed some of the submitted document it is hard not to draw attention to the following:</p> <ol style="list-style-type: none">1. As the site is being sold the cost implications of conditions and obligations can be accommodated in the sale price. This means that the Council can expect a net zero carbon development, the bus service maintained to Oxford, and the funding of the heritage plan (without which no housing would have been allocated at this remote site through the SP OXH2).2. Pye Homes are now building houses with air source heat pumps and PV neither of which now appear to be being proposed? The dissembling in para 5.23 of the Planning Statement leaves it unclear whether gas boilers are being installed or advantage is being taken of the less optimal Part L 2021? The Council should request an appraisal of the application by Savills Earth who claim to implement for themselves much higher standards (ie net zero by 2030) and to bring clients with them.3. The 30% affordable housing offer (said to be negotiable) is extraordinary. Over 60% of the affordable units are 1 or 2 bed roomed. Over 90% of the market housing is 3 or 4 bed roomed. Without doing the calculation this would suggest that about 10% of the overall floorspace is 'affordable'. <p>In summary: The development is unsustainable (ie imposing the costs of energy upgrades on all future occupiers), says nothing of the contribution being made to the heritage site (ie the reason that housing is being allowed in this remote location), should ensure that there is a viable bus service to both Bicester and Oxford, and the affordable housing offer is little short of fraudulent.</p> <p>It may be that the Council has failed to ensure adequate standards in its local plans policies and in the grant of previous permissions. However, both David Wilson Homes and Savills (inc Savills Earth) claim to be responsible companies and it would be surprising if this development meets their own standards.</p>
Received Date	26/10/2022 18:19:01
Attachments	