

Comment for planning application 24/00295/PIP

Application Number	<input type="text" value="24/00295/PIP"/>
Location	<input type="text" value="Islip Railway Station Bletchingdon Road Islip OX5 2TQ"/>
Proposal	<input type="text" value="Permission in Principle - redevelopment to provide 9 no dwellings (use Class C3) and 190 sqm of commercial floorspace (use Class E)"/>
Case Officer	<input type="text" value="Seva Lobov"/>
Organisation Name	<input type="text" value="Emma Rhodes"/>
Address	<input type="text" value="7 Gossway Fields,Kirtlington,Kidlington,OX5 3HQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I wish to object to the application for Permission in Principle at Islip Fuel Depot.</p> <p>The proposed redevelopment of the Islip Fuel Depot would have a significant adverse impact on the character of the surrounding environment and represent inappropriate development in the Oxford Green Belt.</p> <p>The site, though industrial in nature, is predominantly green and provides a positive contribution to the openness of this part of the village. The site can be glimpsed from the edge of the Conservation Area and from the Oxfordshire Way. The site and its immediate surroundings lie within the OWLS Lowland Village Farmlands Landscape and the Otmoor Lowlands Landscape Character Area.</p> <p>The applicant's agent has stated that the 'brownfield site has an urban feel due to the areas of built form within it'. The addition of 9 new homes and associated paraphernalia of driveways and 190 sqms of commercial floorspace would introduce built form greater than what currently exists on this part of the site.</p> <p>Given that Islip Fuel Depot is being advertised today on Newcore Capital's website (https://newcorecapital.com/portfolios/islip-fuel-depot-oxford/) as a 33-acre former-DIO fuel depot with a current proposal for '96 new homes delivered through low energy design', greater planning consideration should be given to the intention of the applicant to develop the remainder of their 33-acre site. The use of the Permission in Principle option should be viewed with scepticism given the applicants intention for significant residential development at this location.</p> <p>In 2016, Newcore Capital commissioned a Land Quality Assessment report to undertake a preliminary landscape and visual appraisal of the Fuel Depot site. This was an assessment for the whole 33-acre site and not the small area designated for the proposed 9 new homes. Newcore Capital believes that 'consent for up to 665 houses on the site might be possible'.</p> <p>https://www.cherwell.gov.uk/downloads/file/2654/pr-b-0157-kemp-and-kemp---newcore-llp---islip-oil-storage-depot---part-2-of-2</p> <p>The current proposal has not demonstrated how the affordable housing scheme cannot be met through the development of sites already allocated for housing development.</p>
Received Date	<input type="text" value="20/02/2024 12:14:09"/>

Attachments