

Comment for planning application 24/00295/PIP

Application Number	24/00295/PIP
Location	Islip Railway Station Bletchingdon Road Islip OX5 2TQ
Proposal	Permission in Principle - redevelopment to provide 9 no dwellings (use Class C3) and 190 sqm of commercial floorspace (use Class E)
Case Officer	Seva Lobov
Organisation Name	
Address	Luke Hunter
Type of Comment	26 Bletchingdon Road, Islip, Kidlington, OX5 2TQ
Type	Objection
Comments	neighbour
Received Date	
Attachments	

I am writing to express my strong objection to the application for Permission in Principle (PIP) for the development of 9 dwellings at Islip Fuel Depot. Having reviewed the details provided by the applicant, NCM Real Returns GP Limited, and considering the broader implications of this proposal, I firmly believe that approving this application would be detrimental to the local community and environment.

It is evident that the intended development by NCM Real Returns GP Limited, a subsidiary of Newcore Capital, goes beyond the scope of the proposed 9 dwellings. As highlighted in the objection letters submitted by other concerned individuals, Newcore Capital has publicly disclosed its ambition to construct 96 homes on the site, as indicated on their website portfolio. This raises serious concerns about the true intentions behind the current application and the potential misuse of the PIP process to pave the way for larger-scale residential development in the future.

Moreover, the characterization of the site as 'brownfield' in the application is inaccurate. The Islip Fuel Depot is situated within the greenbelt and serves as a vital habitat for various species, contributing to the local biodiversity. Contrary to the claims made by the applicant, the proposed development would disrupt this ecosystem and diminish the overall environmental quality of the area. The land currently represents a valued piece of biodiverse landscape appreciated by the local community, which would be lost if developed on.

Additionally, the assertion that the development would enhance the character of the village is unsubstantiated. The proposed construction of 9 dwellings, with potential expansion to 96 homes, would significantly alter the landscape and infrastructure of the community without providing substantial benefits in return. Furthermore, the lack of adequate pedestrian access and sustainable transportation options raises concerns about increased traffic congestion and safety hazards for residents.

Given the discrepancies in the application and the broader implications for the community, I urge the Planning Development Committee to reject the proposed development at Islip Fuel Depot. Approving this application would establish a concerning precedent for unsuitable development within the Oxford Green Belt, contradicting the village's environmental priorities and community wishes.