

# Comment for planning application 19/01036/HYBRID

<b>Application Number</b>	19/01036/HYBRID
<b>Location</b>	Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester
<b>Proposal</b>	Full permission is sought for Local Centre Community Floorspace (Use Class D1 with ancillary A1/A3), with a total GIA of 552 sqm, and 16 residential units (Use Class C3) with associated access, servicing, landscaping and parking. Outline consent is sought for Local Centre Retail, Community or Commercial Floorspace (flexible Use Class A1/A2/A3/A4/A5/B1/D1).
<b>Case Officer</b>	Caroline Ford
<b>Organisation Name</b>	
<b>Address</b>	15 Charlotte Avenue, Bicester, OX27 8AS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I note that the developer has submitted updated plans since my original objection, and are now planning to build at the same scale and design, but in two phases. My previous objections still absolutely stand - the large block of 16 flats above a community centre would be completely out of character for the rest of the development. The largest blocks on the estate so far are 6 flats, at a much lower elevation. The proposed height of this new block would still tower over the river corridor, and overlook many gardens. If the initial north phase was built to this height I have no doubt that they would want to do the same on the south side, which would again put a very large number of windows overlooking the children's play park. The original plans for a much lower-lying community hub with no flats that we were promised when we bought our house would be much more suitable. I am also concerned that the amount of parking is inadequate for a community centre and 16 flats. The flats themselves are likely to have more than 22 cars, let alone thinking about space for their visitors, and if an event was put on in the community centre. Cars, especially electric cars, are going to be an important part of the transport infrastructure in Bicester for many years to come, while people work in surrounding towns and cities across Oxfordshire and beyond. I would be willing to wait for longer for the community hub facilities, so that the same number and sizes of flats could be built elsewhere on the estate in smaller blocks, if that is what is needed to provide enough people to run the community hub and shops. I would imagine that would provide more roof space for solar power for these homes and facilities too! Many thanks for considering our comments.</p>
<b>Received Date</b>	30/10/2019 21:40:20
<b>Attachments</b>	