

Outline Planning Application Amendments: PR9 21/03522/OUT

OS Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils

Comments from Yarnton Parish Council

In relation to the specifics raised in the addendum submitted in December 2022, YPC appreciates the Developer's detailed and considered review of the submissions made by the many stakeholders during the planning process and the efforts made to address comments raised. YPC has no objections to the changes proposed in the addendum, but wishes to continue to comment on the overall PR9 development (as well as the neighbouring PR8 development). For ease of reference these comments are summarised again below.

Yarnton Parish Council (YPC) notes comments from the BOB ICN and Thames Water given in regards revised Outline Application (CDC Planning Register 21/03522/OUT) and believes that these must be addressed ahead of further, formal planning process.

YPC respects and supports those comments from Yarnton Flood Defence Group and expresses continued concern that the development will add surface and foul water flood risk to existing residential areas with the village.

Given the lack of direct public transport services and planned closure of Sandy Lane a condition of planning permission should be that a good level of primary care provision remains within the village of Yarnton - not wholly centralised in Kidlington.

The concurrent proposal to install solar panels reaching in a wide and continuous arc from Botley in the southwest as far as Tackley in the northeast will, if permitted, border the site of PR9 (Land West of Rutten Lane, Yarnton). This will significantly reduce open countryside to the west of the site thus negating or at least minimising the health and well-being benefits related to improved green space access afforded to existing and new residents of Yarnton.

Yarnton Parish Council has previously emphasised the need for proper, overarching planning and assessment of development impacts and whilst PR9 documents include reference to PR6a and PR7, nothing substantive is written regarding PR8 which obviously has significant, combined, detrimental impact in the area.

Yarnton Parish Council insists that the Construction Traffic Management Plan keeps all construction traffic movements and related parking off residential roads within the existing village. YPC has previously made this point and given explicit detail to alleviate issues. Penalties must be imposed where breaches are noted.

The documents promote the benefits consequent to increased population to local businesses but do not include adverse impact on residential roads resulting from such commercial gain. Traffic surveys to include residential roads (specifically Rutten Lane, Aysgarth Road and The Garth) pre, during and post development must be undertaken to determine ongoing and future traffic needs in the area.

Amended detail of the access junction with Rutten Lane still, in the opinion of YPC, represents risk to road users. YPC has evidence gained from a fixed Speed Indicator Device data that consistently show that half of all vehicles travelling south approaching a point between the Medical Practice and Aysgarth Road move at speeds greater than 30mph (speeds in excess of 60mph are regularly recorded) Speed limits and traffic calming measures proposed by OCC

must be implemented. Safe pedestrian, disabled and cycle crossing arrangements in all directions at Rutten Lane / A44 junction must be ensured.

Fig 21 of DAS does not appear to show proposed new southbound bus stop in Rutten Lane near to the site access point and medical practice. Has this been dropped from the plan?

Yarnton Parish Council would appreciate greater detail of equipment to be installed at the three play areas given the poor provision in other more recent housing developments within the village. Yarnton Parish Council has met with a senior CDC Officer responsible for S106 money and clearly stated need for additional/renewed local facilities particularly at the Rutten Lane Playing Field space. This need is also given mention within the CDC Wellbeing response to the Outline proposal.

The Merton College DAS addendum document includes: "Its community legacy involves a cohesive relationship with the existing residents of Yarnton, whilst maximising social interaction and sense of community through the provision of a flexible Community Hub, allotments, flexible grow zones, high quality play, community open spaces all under the long term control of a Community Trust." YPC looks forward to understanding more about how such Community Trust will be structured and managed to ensure inclusive interaction with existing village residents.

YPC needs to understand fully how public open spaces, flora, structures and facilities will be managed.

Whilst YPC appreciates a requirement to secure S106/CIL funding for facilities/improvements from individual PR sites that will benefit all in the communities of Begbroke, Gosford, Kidlington and Yarnton, it would support plans where these are positioned geographically central. On the grounds of its Duty of Care / Safeguarding, particularly related to younger residents, it cannot necessarily support plans that position such facilities on the opposite periphery of the overall area. Merton College expresses the importance of its responsibility towards Legacy and must strongly argue that their S106/CIL contribution must significantly benefit the residents within the boundary of their development.

Yarnton Parish Council acknowledges and appreciates the willingness of PR9 development representatives to discuss elements of the proposal plans.