

# Comment for planning application 22/00747/OUT

Application Number	22/00747/OUT
Location	Land At Bicester Road Kidlington
Proposal	Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.
Case Officer	Andrew Lewis
Organisation	
Name	Joanne Gaul
Address	Kidlington Parish Council,Area Office,Exeter Hall,Oxford Road,Kidlington,OX5 1AB
Type of Comment	Objection
Type	neighbour
Comments	<p>Kidlington Parish Council objects on the following grounds: Application Premature The Development Brief prepared for the overall site PR7a has yet to be adopted by Cherwell District Council and this application should not have been submitted prior to adoption. Kidlington Parish Council considers that this application is premature, as site PR7a should be seen alongside the proposals by Hills on the northern part of the site. It is not possible to see how the housing layout, connectivity and drainage arrangements will dovetail between the two parts of the site. The application also did not include the full Design and Access statement when viewed by Kidlington Parish Council. Cemetery Extension More importantly Kidlington Parish Council has been informed by this applicant that the location of the cemetery extension will be on the northern part of the site. Kidlington Parish Council understands Hills will develop this area. Kidlington Parish Council is concerned that there is no evidence to demonstrate that the site to the north will either be suitable or acceptable to the Environment Agency. The planning authority will be aware that there are strict conditions placed on burial sites and how they are drained. Before this application is determined then Hills should provide written proof that the site to the North of the existing cemetery meets all the Environment Agency requirements. The Parish Council will not accept a site unless this evidence is clearly in writing from the Environment Agency. If consent is granted for this site and it transpires that the site in Hills development is not suitable for a cemetery, then the cemetery extension will cannot be delivered. This will be contrary to the planning policy requirements for the allocated site PR7a set out in the Partial Review of the Local Plan to address Oxfords Unmet Housing Needs. Kidlington Parish Council appreciates that this may be difficult to make a condition of this application associated with the delivery of the cemetery extension. For this reason, Kidlington Parish Council considers this application premature and permission should not be granted at this stage. Housing Kidlington Parish Council notes that the housing mix is to be a reserved matter. The schematic plan of housing however does show 2, 2.5. and 3 storey locations for housing. Kidlington Parish Council is concerned that the proposed housing that backs onto the existing properties in Water Eaton Lane (which are 2 storey) will be 2.5 and 3 storeys. Kidlington Parish Council feels that this is unacceptable and, in this location, should be restricted to 2 storeys. In keeping with the existing residential properties. Number of Dwellings This application indicates a number of dwellings for the site within the overall number indicated as an allocation for site PR7a in the adopted Local Plan. It gives no indication of how the dwellings are distributed within the overall site including the land held by Hills. Kidlington Parish Council objects as the proposed 370 dwellings in this part of the site will bring the total number above the 430 specified in the Local Plan. The number appears to result at least in part from the removal of the allotments from the developable area, to which we also object strongly. The justification of the use of Green Belt for this site is to address Oxford's unmet hosing need, and it is unreasonable to increase the figure further, with the resultant issues of congestion and housing density, especially since the size of the site and the number of dwellings has already been increased once because of the Inspector's decision for the removal of a previously allocated site close to Woodstock site. Without the details of both sites including the housing layouts Kidlington Parish Council objects on the grounds that it is inappropriate to include the dwelling number of 370 as a part of this application. Inter alia, the outline application should not specify numbers unless detailed layouts are provided. Linear Park (Circular Path) Kidlington Parish Council is pleased to see that the applicant has taken into account the proposals of KPC for a linear Park (Circular Path), but objects as it is not clear that there is good connectivity between the footpaths on the site directly to the Kidlington roundabout so</p>

pedestrians and cyclists can have a seamless journey between this site and Stratfield Brake without travelling along the main Bicester Road or Oxford Road except for the crossing of the roundabout. Foul Drainage and Water supply infrastructure Kidlington Parish Council objects as there are no details of how the foul drainage will be handled however there is a passing reference to a pumping station and an indication that there will not be a need for offsite works. The comments from Thames Water regarding foul drainage and water supply are concerning. They indicate that they have not been able to contact the applicant to discuss the necessary infrastructure required. We consider that this matter is fundamental to the delivery of the development and needs to be resolved before consent is granted. Viability The Local Plan allocation for site PR7a includes a substantial list of S106 requirements to enable the development of this site. The application has given no clear commitment to delivering all the requirements. Without the commitment of the developer to deliver the range of facilities and off-site contribution considered by Cherwell District Council to deliver this development Kidlington Parish Council considers the development as currently proposed unacceptable. Allotments The Partial Review of the Local Plan specified that allotments should be provided within the developable area, as did the draft development brief for the site. The developer now proposes to put them within the Green Belt triangle South of the developable area. The Parish Council strongly objects to this. The Green Belt triangle has significant iconic value as the last remaining piece of the Kidlington gap north of the Oxford Road. The mix of playing fields and parkland that the Local Plan proposes for the site is thus an essential amenity. The effect of putting the allotments in this triangle will be to reduce the parkland area and the attractions of the triangle, especially if the allotments are to be fenced off. Conclusion Whilst this application is in outline with means of access the only reserved matter included it gives a general future direction for the form of development likely to be covered in future reserved matters applications. As such Kidlington Parish Council considers the application premature with issues referred to above needing to be resolved satisfactorily before development on this part of site PR7a can be satisfactorily taken forward.

**Received Date**

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**Attachments**