

**Site PR7a Barwood Outline Application – Gosford and Water Eaton Parish Council
response – OBJECTION**

Application No.:	22/00747/OUT
Applicant's Name:	Barwood Development Securities Limited and the Tru
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.
Location:	Land At, Bicester Road, Kidlington

Please see the below **objections** to the outline planning permission that has been submitted to Cherwell District Council on behalf of Barwood homes;

The application is 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. The application also did not include the full Design and Access statement when viewed by Kidlington Parish Council.

The proposed extension to the cemetery - this plan indicates that the extension to the cemetery will be on the northern part of the site, currently there is no evidence to show that this will be a suitable site for the cemetery extension. We understand that the environment agency needs to sign off any extension to the cemetery with strict conditions for how drainage is managed on site. Until this work is done we cannot support this outline application.

Housing mix – we are concerned that there are no specific details of the housing mix on the site, the application shows that there will be, 2 ,2.5 and 3 story houses. We are concerned about the positioning of these properties, the area of land behind the 2 story buildings on Water Eaton Lane needs to be restricted to 2 stories so that there is no overlooking of the existing properties.

Number of dwellings – the outline plan suggests that there will be 370 dwellings in the development, this would put the overall number of dwellings on the site well over the 430 specified in the local plan, we object to any increase in the number of dwellings on the site.

Foul Drainage and Water Supply – until there are further details of how this vital infrastructure is to be provided, we also note that Thames Water have not been able to contact the developer to discuss the issues of water supply. We feel that it is totally inappropriate for this application to go ahead until these discussions have taken place.

S106 Commitments – these outline plans do not provide any details or commitments on how the S106 requirements in the local plan are to be delivered, until this detail is provided we cannot support this outline planning application.

Allotments – the outline plan proposes to put the allotments within the Green Belt triangle South of the developable area. We strongly object 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

We consider this outline application to be premature, all of the above issues need to be resolved before development on this part of PR7a can be taken forward.

Regards

Cllr Neil Prestidge & Clive Stayt

On behalf of members of Gosford and Water Eaton Parish Council