

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 22/01611/OUT

Proposal: Outline planning application for up to 118 no dwellings (all matters reserved except for access) with vehicular access from Oxford Road

Location: Stratfield Farm 374 Oxford Road Kidlington OX5 1DL

The application should be read in conjunction with the comments made in our reports dated 14/07/2022, 02/12/2022 and 08/03/2023

Transport Schedule

Recommendation: No objection subject to Planning Conditions and s106 Obligations (see previous response)

Other obligations

- Promotion of a CPZ within estate roads to deter commuter parking within the development.

Comments:

Following a meeting with the Applicants team, a resolution was reached on the outstanding issues. Here's how.

The Canal Foot/Cycle Bridge

Acknowledging that the application for PR7b is well advanced relative to PR8, and because PR8 shall bear the heavier (proportional) burden, it is reasonable to move this consultation forward with the following presumptions.

- Because the bridge design is yet to be agreed, the physical footprint of the bridge must not be constrained. With that, sufficient land shall need to be safeguarded for the erection of the bridge structure including the ramp.
- With regards to the S106 contribution it has been agreed that these can be determined post planning permission which should give PR8 time to work on the bridge design. The costs of implementing the bridge including design and construction shall be pro-rated.

Link to Croxford Gardens

It is unfortunate that whilst there has been plenty of time to establish with certainty the deliverability of a footway connection onto Croxford Gardens, we are not yet there. I don't share the same optimism that the applicant appears to have, that Kidlington Parish Council may allow them to deliver the footway over a strip of land under the Parish's control. I hence would be more comfortable taking the approach to omit the connection onto Croxford Gardens. This connection is a desired one but not essential and omitting it would not severely affect how the development is accessed.

With this in mind, I wish to withdraw the HA's objection on the basis that matters related to the bridge shall be duly resolved with under the S106 agreement.

Planning Condition (in addition to the other conditions in our previous responses)

On-street Parking

Prior to use or occupation, the developer shall submit details of the implementation of a Residents Parking Zone to the Local Planning Authority for agreement and thereafter implement, maintain and enforce the parking controls until such time as the roads are adopted by the local highway authority.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 30/08/2023