

**STATEMENT OF
COMMUNITY
INVOLVEMENT**

**LAND AT STRATFIELD
FARM, KIDLINGTON**

Manor Oak Homes

Carter Jonas

Date: January 2022

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared in support of an outline planning application and listed building application submitted to Cherwell District Council ('SODC') for a residential development of land at Stratfield Farm, Kidlington ('the Site') on behalf of Manor Oak Homes Limited ('the Applicant').
- 1.2 This SCI outlines the Applicant's approach to pre-application consultation, identifies who has been consulted and provides a summary of responses received.
- 1.3 The pre-application consultation exercise undertaken was intended to supplement the formal process that the Council will undertake further to the submission of the applications.
- 1.4 In accordance with Data Protection, no personal identifiable information of any individual is provided.

2.0 POLICY CONTEXT

National Planning Policy Framework 2021

- 2.1 Paragraph 39 states *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improve outcomes for the community"*.
- 2.2 Paragraph 40 states *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications"*.
- 2.3 Paragraphs 39 and 40 of the NPPF encourage pre-application consultation with the local community prior to submitting a planning application. This seeks to facilitate a proactive approach by the Applicant and cementing the role a community can play in securing appropriate development in their local area.

Cherwell District Council's Statement of Community Involvement (2016)

- 2.4 The Council's adopted SCI sets out how local people, organisations and stakeholders will be involved in plan preparation and development proposals.
- 2.5 It outlines that Cherwell District Council encourage developers to undertake public consultation for all major planning applications prior to submitting a planning application.

3.0 APPROACH TO PRE-APPLICATION CONSULTATION

Background

- 3.1 The Applicant is committed generally to engaging with the community regarding new development proposals on any of the sites it seeks to promote and develop. It believes there is potential to add significant value to a development and the overall planning process through engaging with the community and other key stakeholders.
- 3.2 Pre-application consultation has therefore been undertaken as part of the proposals for the Site coming forward here.
- 3.3 The Applicant resolved to hold a public exhibition event in connection with the proposals for the Site.
- 3.4 The local community living in the proximity of the Site were notified by letter drop of the details of the public exhibition in a flyer. The letter drop notification area and flyer are included at Appendices A and B respectively attached to this Statement.
- 3.5 Prior to the start of the notification process, personalised emails were also sent to Kidlington Parish Council inviting its Members to attend the public exhibition event.
- 3.6 The result of the notification to the Parish Council was that the Applicant was invited to attend the Parish Council's meeting the same evening, following on from the day of the public exhibition.
- 3.7 On the day of the exhibition, held at a local public hall in Kidlington, the proposal for the site was presented on a series of exhibition boards and members of the Applicant's professional consultant team were on hand during the course of the event to discuss with and answer any queries that arose from attendees.
- 3.8 Feedback and comments on the material presented on the day were invited via the following means:
- Comments forms provided with a box to place comments made on the day;
 - Via email (address provided on the exhibition boards and on the advance flyer) to the Applicant;
 - Via post (address provided on the exhibition boards and on the advance flyer) to Carter Jonas (the Applicant's planning consultant);
 - Via the Applicant's website (address provided on the exhibition boards and on the advance flyer).
- 3.9 On the evening of the public exhibition, the Applicant's planning consultant attended the meeting of the Parish Council, to answer questions from its Members and from members of the public in attendance too.
- 3.10 All comments, across this full process, were invited from local people between Thursday 18th November (the day of the public exhibition) to Friday 3rd December 2021.

4.0 RESPONSES

Public Exhibition

- 4.1 On the day, 38 local people attended and signed themselves into the event.
- 4.2 3no. people completed public comments forms and posted them in the comments box at the exhibition.

Email and Website

- 4.3 15no. people subsequently emailed in and/or submitted their comments via the website.

Summary of Responses

- 4.4 A summary of those responses is as follows:

Comments made in support -

- A single vehicular access into the site as proposed from Oxford Road is welcomed. A secondary vehicular access into the site from Croxted Gardens is not supported due to the increase in traffic that would generate through the surrounding estate roads - 8
- Welcome retention of orchards - 2
- Welcome restoration and re-use of listed farmhouse and associated buildings - 2
- Support retention of boundary trees – 2
- Support creation of nature conservation areas – 2
- Support creation of pedestrian and cycle links through the site – 1
- Support inclusion of affordable housing - 1
- Support for children's play space - 1

Comments made in objection -

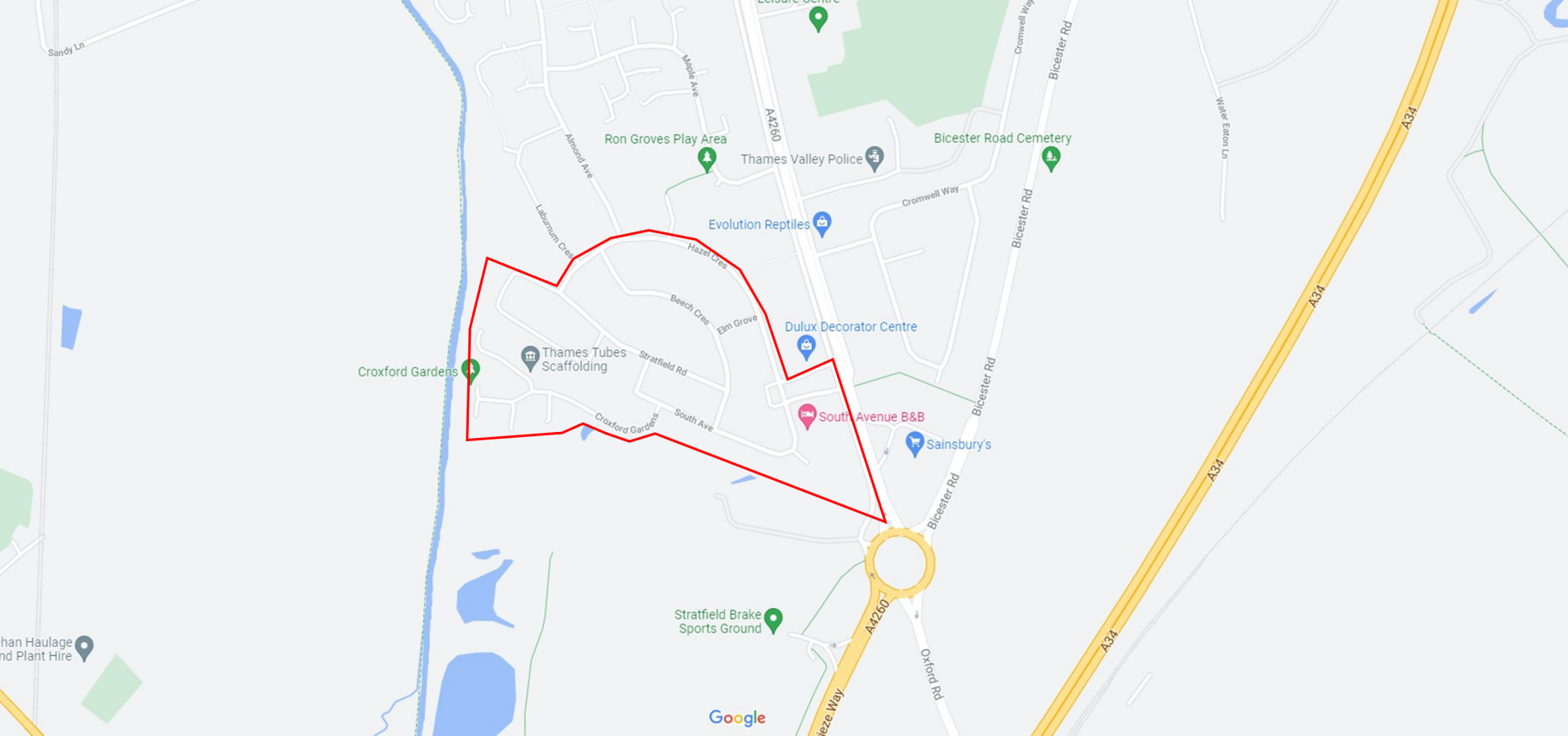
- Traffic congestion likely on Oxford Road access - 6
- Energy conservation measures need to be incorporated into design of new houses – 4
- Concern at drainage capacity issues in the area – 3
- Light pollution – 2
- Development is unneighbourly – 2
- Loss of green views through the site – 1
- Prefer to see listed farmhouse provided as a community facility – 1
- Protection of great crested newts must be ensured – 1
- Kidlington does not have enough services and facilities to sustain any more housing - 1

5.0 CONCLUSION

- 5.1 Whilst there is no statutory requirement to undertake pre-application consultation with the local community, it is best practice to do so.
- 5.2 In this consultation process the responses from the public have set out a number of matters, both in support and objection to the proposals. The main finding of support for the development lies in the fact that respondents only want to see one vehicular access to the site from Oxford Road, and not one taken via Croxted Gardens. The main objection to the proposal lies in the fact that respondents are concerned about traffic congestion at the Oxford Road access.
- 5.3 The planning application is now live and there will be a statutory consultation period where the community and other key stakeholders will be able to provide their feedback on the development proposals.

APPENDICES

A Consultee Notification Area Map



Croxford Gardens

Thames Tubes Scaffolding

Ron Groves Play Area

Evolution Reptiles

Thames Valley Police

Bicester Road Cemetery

Dulux Decorator Centre

South Avenue B&B

Sainsbury's

Stratfield Brake Sports Ground

Google

Sandy Ln

Almond Ave

Laburnum Cres

Hazel Cres

Beech Cres

Elm Grove

Stratfield Rd

Croxford Gardens

South Ave

A4260

Cromwell Way

Bicester Rd

Cromwell Way

Bicester Rd

Bicester Rd

Bicester Rd

Oxford Rd

A4260

Water Eaton Ln

A34

A34

A34

A34

B Public Exhibition Flyer



A PUBLIC CONSULTATION EVENT

is being held from

2.30pm to 6.30pm on Tuesday 18th November 2021

at Exeter Hall, Oxford Road, Kidlington, OX5 1AB

**In relation to proposals for new residential development on land at
Stratfield Farm, Kidlington.**

Comments are invited from local people on the proposals between

Thursday 18th November and Friday 3rd December 2021.

Information about the proposed development, which has been allocated in the Cherwell Local Plan is also available via a dedicated Manor Oak Homes webpage, alongside an online comments form.

The URL link is: www.manoroakhomes.co.uk/project/kid-031/

Email: info@manoroakhomes.co.uk

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