

Comment for planning application 22/03883/F

Application Number	22/03883/F
Location	Land North Of 66 And Adjacent Water Eaton Lane Gosford
Proposal	Development of 96 Dwellings (50% affordable housing), extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping and infrastructure
Case Officer	Andrew Thompson
Organisation Name	
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 as follows:</p> <p>The application is clear that a transfer of the land to the Parish Council will be part of the proposals however there is no detail of any site investigations or approvals from the EA which will be required in order that it can be used as a cemetery. KPC have had significant problems on the existing cemetery site in terms of satisfying the EA and developing an effective drainage solution that avoids any contamination to the watercourse. In addition the levels of the existing site have proved difficult and extensive additional drainage has been required to ensure the site is usable for a cemetery.</p> <p>The cemetery is in Gosford and Water Eaton Parish but is owned and operated by Kidlington Parish Council for the benefit of both parishes.</p> <p>The draft design brief (which has yet to be adopted by CDC) states the following:</p> <p>The arrangement and design of the allotments and of the cemetery extension within the identified areas are to be agreed with CDC, Kidlington Parish Council and Gosford and Water Eaton Parish Council.</p> <p>Details of the cemetery drainage strategy are to be provided as part of the planning application. The expansion of the cemetery northwards enables drainage into the recently improved drain on the northern boundary of the existing cemetery.</p> <p>KPC notes that in the applicants community engagement document submitted as part of the planning application they recorded the meeting with Kidlington Parish Council as follows:</p> <p>A meeting was held on 8 September 2022 with members of Kidlington Parish Council at Exeter Hall, Kidlington. Issues discussed included the suitability of the land proposed for the cemetery extension, current drainage issues affecting the cemetery, the desire to create a series of interconnected green spaces across the various developments in the area and biodiversity net gain.</p> <p>In view of the absence of detail regarding the cemetery extension site KPC object to the proposal until the following work is undertaken:</p> <p>extension, the drainage to be installed before handover, Undertaking of all necessary site investigation work to inform tier 2 and tier 3 risk assessment submissions made to the EA to ensure they will approve the site to be used as a cemetery. Reference https://www.gov.uk/guidance/cemeteries-and-burials-groundwater-risk-assessments Details of all necessary roads and footpaths together with a road and footpath link over the existing ditch to link the existing and extension cemetery, all to be implemented before handover. Details of how the site will be levelled and grassed over ready for use before handover.</p> <p>Without the above work the Parish Council will not be prepared to accept a land transfer as stated in the planning application;</p> <p>KPC have expressed all these concerns separately to the applicant but as yet there has</p>

received no response.

KPC also objects to the detailed residential ;layout on the following grounds:

1. The proximity of residential units to the identified cemetery extension.
2. A residential road that is detrimental to the security of properties in Water Eaton Lane
3. An area of open space that is detrimental to the security of properties in Beagles Close
4. The density of development with number of residential units for this part is above that prescribed in the adopted Local Plan is unacceptably high.

Received Date

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Attachments