

Comment for planning application 23/01233/OUT

Application Number	23/01233/OUT
Location	OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington
Proposal	Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development
Case Officer	Linda Griffiths
Organisation Name	
Name	A. Tanovic
Address	St Frideswides Farm,Oxford Road,Gosford And Water Eaton,Oxford,OX2 8HF
Type of Comment	Comment
Type	neighbour
Comments	<p>This is in regards St Frideswide's Farmhouse.</p> <p>Recommendation 6.3 in the Archeology and Heritage Assets report (Es Appendix 11.1) states "the masterplan should seek to retain an appropriate offset to the aforementioned features (garden setting and DMV site), and the listed complex [St Frideswide's Farmhouse], in order to respect its currently isolated and enclosed setting."</p> <p>To this end, it appears a buffer zone of about 50m is setup between the Farmhouse complex the site boundary (inside which are the school playing grounds), a zone which in effect is part of the Green Infrastructure Corridor. However, a public pedestrian right-of-way and cycle path run through this corridor. This raises a couple of questions:</p> <p>1) Can it be ensured that the edge of the corridor is sufficiently planted with mature vegetation and/or fenced to ensure the privacy of the Farm? (i.e. that it is not overlooked or easily intruded upon by users of the corridor).</p> <p>2) How does the (as yet unspecified) vehicular access route to the Farm traverse the Green Infrastructure Corridor? Bear in mind that agricultural vehicles and many other large vehicles (for rubbish, heating oil, septic tank servicing, gardening, courier deliveries, etc) will be regularly crossing the corridor to access the Farmhouse and adjacent complex. Currently the farm is not on any public road or footpath. Apart from potential safety issues, this vehicular traversal across a pedestrian right-of-way and cycle path creates an immediate public access point directly into the farm complex. How can this be managed?</p>
Received Date	22/05/2023 17:52:37
Attachments	