

# Comment for planning application 23/01233/OUT

<b>Application Number</b>	23/01233/OUT
<b>Location</b>	OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington
<b>Proposal</b>	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
<b>Case Officer</b>	Linda Griffiths
<b>Organisation Name</b>	J D A Craddock
<b>Address</b>	St Frideswide Farm,Oxford Road,Gosford And Water Eaton,Oxford,OX2 8HF
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am concerned how this development will impact the Grade II* Listed St Frideswide's Farmhouse and Grade II Listed Garden Wall. Could the Council take time to consider the supporting document "Heritage Assessment: WE-ES-Po1 Water Eaton Environmental Statement" Pg 248, 249; Para 11.4.36-39, which states that this historic farmhouse has been isolated within its agricultural setting since the 16th century, and (to quote):</p> <p>"As such, the loss of part of the associated agricultural land within the asset's wider setting (i.e. the land within the site) and the encroachment of built form onto historically agricultural openland within the immediate environs of the listed farm house has the potential to affect the heritage significance of the listed buildings at St Frideswide's Farm through change to their settings."</p> <p>At its closest point, the development comes within 50m of the farmhouse. Is this really necessary?</p> <p>All the suggested mitigations highlighted in the supporting document Archeology and Heritage Assessment (Pg 51, Para 5.33) are crucial and should be enhanced, including:-</p> <p>The former Water Eaton Copse to be replanted and reinstated for historic integrity and to strengthen the North East boundary;</p> <p>All site-boundary hedgerows near the farmhouse to be planted with both young and more mature trees BEFORE construction starts to act as barriers, and maintained thereafter;</p> <p>The original historic track from Oxford Road to the farmhouse to be protected and maintained; how will the cycle highway/pedestrian path intersect safely here ?</p> <p>The Environmental Statement concludes: "11.4.39 The Grade II* St Frideswide's Farm house is deemed to be a heritage receptor of high sensitivity", and should be treated as such.</p>
<b>Received Date</b>	31/05/2023 19:00:41
<b>Attachments</b>	