

# 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** J D A Craddock

**Address** St Frideswide Farm, Oxford Road, Gosford And Water Eaton, Oxford, OX2 8HF

**Type of Comment** Objection

**Type** neighbour

**Comments**

Objections:-

- 1) The increase of dwellings from the original number of 690 to 800 is unexplained and unjustified.
- 2) The height of buildings of up to 18 metres along Oxford Road is far too high for this area.
- 3) Bellway states that Christ Church College 'will continue to be involved in the management of the community areas and green spaces' but no details are given how this will be organised
- 4) No details are given as to how many dwellings will be allocated to Christ Church College
- 5) More green zone is needed as a buffer between the new buildings and the Oxford Road
- 6) Further excavation and documentation is needed for the apparent Roman Road running parallel to Oxford Road
- 7) The proposed allotments (and green space generally) will require management and maintenance - how will this be monitored and funded?
- 8) Following Thames Water's investigations, their submission states:- 'Thames Water has identified an inability of the existing water network structure to accommodate the needs of this development proposal'. There seems to be a particular problem with foul water. Has this been resolved?
- 9) It's not clear how this development eases Oxford's housing crisis as the majority of its residents will simply utilise the nearby Oxford Parkway station to commute to London.

**Received Date** 10/07/2023 16:23:01

**Attachments**