



Active
Travel
England

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Your Ref: 23/01233/OUT
Our Ref: ATE/23/00144/OUT
Date: 28 March 2024

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Cherwell District Council

Application Ref: 23/01233/OUT

Site Address: OS PARCEL 4347 EAST OF PIPAL COTTAGE, OXFORD ROAD, KIDLINGTON, OX2 8HE

Description of development: 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

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. **No Objection:** ~~ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. **Conditional approval:** ~~ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.~~
- c. **Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.

- d. **Refusal:** ~~ATE recommends that the application be refused for the reasons set out in this response.~~

1.0 Background

ATE welcomes this further opportunity to comment on the outline application for the construction of up to 800 dwellings and mixed-use development on the land, which is the subject of an allocation under policy PR6a in the adopted Cherwell Local Plan Partial Review. The site is one of six sites which have been allocated in the adopted Cherwell Local Plan 2011-2031 Partial Review (September 2020) for residential development.

2.0 Summary

Following the review of the response provided to comments previously made, ATE is not in a position to recommend approval for this application and has remaining concerns, which are considered in turn below.

3.0 National Policy and Guidance

The Government's vision is for cycling and walking to be the natural first choice for many journeys, with half of all journeys in towns and cities being cycled or walked by 2030. Please refer to ATE's previous response regarding the national policy and guidance.

4.0 Areas of Concern

Through active travel routes

Regarding the request for further confirmation on the through connections with the consented site south of the application site by Croudace and through routes to Cutteslowe Park, paragraph 4.1.6 of the Transport Assessment Addendum notes that a further east-west public footpath links the site with the footpaths in the adjacent consented Croudace scheme in Oxford city.

It is noted that Oxfordshire County Council have also stated that it is essential to provide Cycle and pedestrian connections to the Croudace Scheme. ATE is content that this matter is resolved subject to ensuring that this through connection is a planning condition for any development approval.

Funding and delivery of off-site active travel infrastructure

ATE notes from section 5 of the Transport Assessment Addendum that the Applicant is content to make a proportionate financial contribution to the OXCC cycle highway scheme, the potential Kidlington roundabout improvements, and the enhancements proposed to NCN Route 51 subject to meeting the tests in Regulation 122 of the Community

Infrastructure Levy Regulations 2010. ATE is content that this matter is resolved subject to ensuring that an agreed contribution is a planning condition for any development approval.

Car parking strategy/cycle parking

Regarding ATE's recommendation that car parking strategy principles be agreed upon in the outline application, the Applicant noted that Oxfordshire County Council's response agrees that cycle and car parking will be agreed upon under reserved matters applications. ATE maintains the recommendation that these matters are considered on a strategic basis rather than as part of individual segments of the development, either at the outline stage or via a design code to be conditioned to be submitted and agreed in advance of any future reserved matters application.

5.0 Next Steps

This advice should be provided to the LPA case officer and forwarded to the agent and applicant. ATE would be content to review further submitted information to help address the above identified deficits with a view to providing a further response and recommended wording for planning conditions and obligations.