**CHERWELL DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990CONSULTATION - PLANNING APPLICATION**Case officer : James Kirkham Date : 17/01/18

**Application No: 17/02414/F Applicant's Name: Rectory Homes Proposal: Erection of 6x two storey residential dwellings with access off South Side, including parking and garaging, landscaping and all enabling and ancillary works. Location: Land to the south and adjacent to South Side, Parish: Steeple AstonExpected Decision Level:**

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Please complete ONE of the following sections and return to Head of Planning and DevelopmentServices at Bodicote House within **21 days** of date of consultation letter :

3. The Parish Council wishes to object to the application on the following planning grounds (Pleasequote relevant policies from Cherwell Local Plan or Structure Plan if possible) : Steeple Aston Parish Council wishes to **OBJECT** to this application. While we consider that appropriate housing development on this site could be acceptable in principle, the application scheme is not suitable for the following reasons:

**1. Housing mix:** the proposal is for six houses of four bedrooms. There is however a clear need locally for a mix of house sizes, including some with smaller number of bedrooms. Evidence to support this need is contained in the Oxfordshire SHMA (table 65) and para. B123 of the CDC adopted Local Plan part 1 (and policy BCS4 which encourages negotiation on the issue of housing mix). The parish council wishes to see a scheme that responds to policy PH1 for Open Market Housing Schemes, in the draft Mid-Cherwell Neighbourhood Plan MCNP), which states:

*Where other policies permit such development, any new market housing should favour homes with*

*a smaller number of bedrooms. The following mix of housing will be required for market housing unless evidence from an up to date local housing needs assessment indicates otherwise: in a development of 10 or more dwellings 23% should have 2 bedrooms, and 46% should have 3 bedrooms, with 31% having other sizes.* ***Smaller schemes should aim for a similar ratio where possible.***

The last sentence (emboldened here for emphasis) implies that of the six dwellings only 2 should be 4-bedroom, 3 should be 3-bedroom, and 1 should be 2-bedroom. Such a mix would offer more affordable homes to local people, which we regard as an essential component of an acceptable scheme on this site.

**2. Safe pedestrian access:** walking into the village with no footpath - especially in darkness – is dangerous, and difficult to solve where the road narrows at the Red Lion. There is no recognition of this difficult problem in the application (despite discussion at the local meeting at which the applicants presented their proposals in November 2017). The parish council wishes to see a scheme which addresses the problem and responds to draft MCNP policy PD5, para. c) which states:

*c) Proposals for minor development schemes (excluding infill and conversions) of new*

*housing will be required to provide new or improve existing footpaths and cycle ways to*

*ensure that new residents of all ages and mobility have safe access to village amenities*

*such as the school, bus stops, shop and green spaces. Where new routes are proposed*

*to meet this requirement, the development proposals shall contain full details of all*

*associated materials and infrastructure.*

The current application will require pedestrians to walk in the road to access the rest of the village, which is unacceptable.

**3. Safe vehicular access:** the new road junction for the development will exacerbate an already dangerous stretch of road unless measures are taken to improve safety. Both speeding and limited visibility on the bend here have caused several near misses for traffic using the Hill House lane used by about 20 cars serving various dwellings opposite the site. The “Access Appraisal” report presented by the applicant relies on data collected in a week of heavy snowfall which must have produced untypical speed and volume data. We request that the survey be repeated in order to present data that can be taken seriously.

In the parish council’s view any proposals for development of this site must include effective measures that address vehicle speeds and visibility. Extension westwards of the 30mph zone could be amongst these measures.

Signed: Cathy Fleet , Steeple Aston Parish Clerk Date:17/01/18On behalf of .........STEEPLE ASTON.........................(Parish Council): **C:\docume~l \caroly~ I Mocals-x I \temp\ufm 132.rtf**