

## CHERWELL DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION - PLANNING APPLICATION

Case officer :      Date : 02/08/19

**Application No:** 19/01177/F

**Applicant's Name:** Rectory Homes

**Proposal:** Erection of 10 no. two-storey residential dwellings with access off South Side, including a new pedestrian footway, parking and garaging, landscaping, and all enabling and ancillary works

**Location:** Land To The South And Adj To South Side Steeple Aston  
**Parish:** Steeple Aston

**Expected Decision  
Level:**

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

2. The Parish Council wishes to raise no objections to the application and makes the following observations:

SAPC is broadly supportive of this application for a number of reasons.

- It will fulfil a significant part of the indicative number of new dwellings in the next planning period as set out in Mid-Cherwell Neighbourhood Plan policy PD1.
- Some increase in traffic can be expected. However, as the new development will be on the edge of the village, not all traffic movements will be through and within the village; many will be to and from the A4260.
- The new road and footpath layout (if approved by OCC Highways) will provide improved pedestrian access not only for the site itself, but also for the twelve or so existing dwellings on the other side of the road; and down Sixtyfoot towards Hopcrofts Holt.
- The land has not been used for arable or dairy farming within memory. It is currently an unattractive feature to see on entering the village. On this point we draw your attention particularly to Section 1 of the MCNP Forum's comments where they mention the importance of the site as a 'gateway' to the village.

We have concerns about the following:

- Thames Water's assurances that the sewerage system can cope: there have been problems in the past where the system runs down through Bradshaw Close. Please note the response from Mr. Cummins, a resident of Bradshaw Close and a chartered engineer, regarding this issue (a copy of which has already been received by CDC).
- Road markings and signage: can we have some assurance that the new road markings and signage will be well maintained so that the new road layout preserves a high degree of safety?
- The narrowness of the road where there is to be a 'build out': we have been approached by a local farmer who has pointed out that he needs to be able to get wide farm vehicles into and through the village. Can he be assured that this will be possible?
- The general appearance of the development and how it will tie in with the appearance of the rest of the village as a whole: we would like the developers to take note of the relevant comments from MCNP Forum, and our comments above about it being a 'gateway'. The scheme should enhance the entrance to the village.

As stated, SAPC is broadly supportive of the scheme. However, we would ask CDC to request that it is resubmitted taking into account our concerns above.

Signed: Cathy Fleet , Steeple Aston Parish Clerk

Date:02/08/19

On behalf of .....STEEPLE ASTON.....(Parish Council):