

JPPC ref: NW/7717
CDC reference: 19/01047/OUT

Planning Services
Cherwell District Council
Via email

24th July 2019

FAO Samantha Taylor

Application 19/01047/OUT

Residential development of up to 850 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access

Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

We have been asked to write on behalf of Mr & Mrs Waters owners of an adjoining property (College Farm House, Oxford Road, Bodicote, OX15 4AF) to the application site.

We have reviewed the submission of the application and also visited the site prior to making these comments.

We write to comment on the application as follows, in respect of access to the land, which is the only matter the Council is considering at this time.

Public Right of Way

Footpath 137/2 is shown to be retained under the outline application and used to provide access to the application site..

Whilst land within the red edge area of the application is shown to be very narrow by the A4260 (Oxford Road) at this point – and only of sufficient width to allow pedestrian and perhaps cycle access, we do note a larger area of land adjacent shown in blue.

The John Phillips Planning Consultancy

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Reviewing highways documentation submitted as part of the application, no enhancements are proposed by College Farm House, even though this land is shown within the applicant's red line area.

We submit that access from the site to the A4260 at this point should be conditioned to be restricted to a pedestrian access only (so as not to conflict with the existing footpath).

If the applicant's desire cycle access also then it should be demonstrated that there is sufficient width so as not to cause conflict with pedestrians or the access to our clients' property prior to the determination of this application.

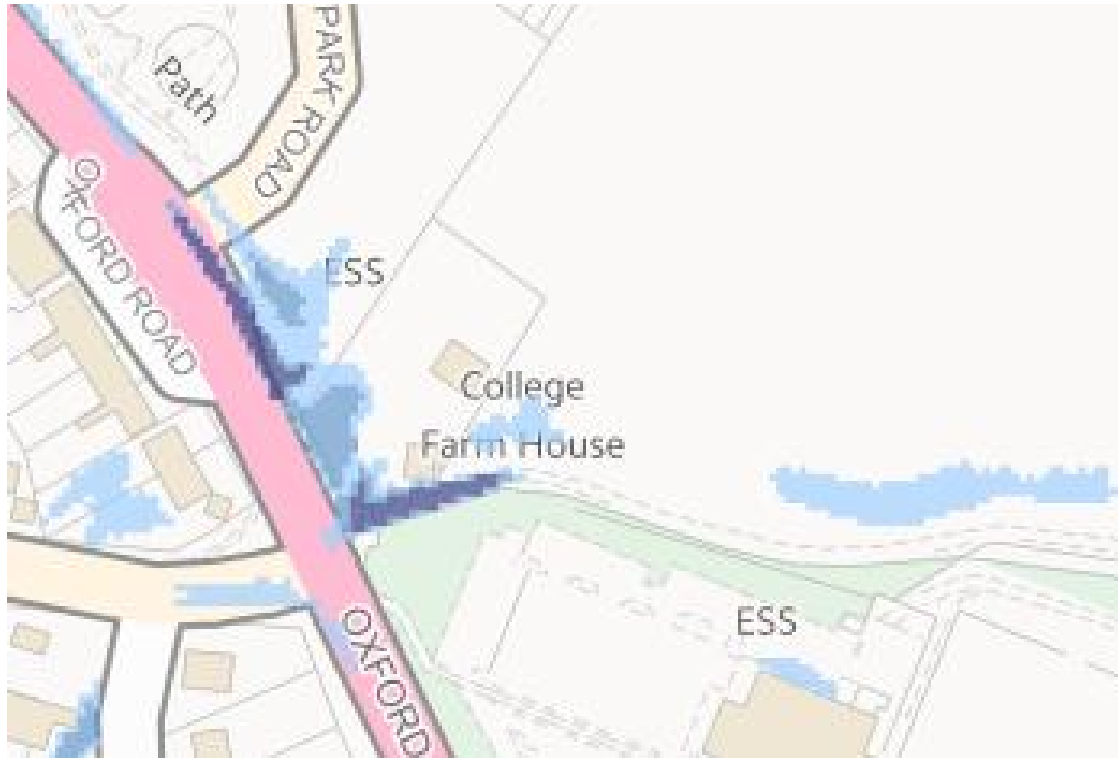
Vehicular access at this point would severely affect Mr & Mrs Waters' ability to enter and exit their property onto the A4260 safely and would also severely impact their residential amenity.



19/01047/OUT Parameters Plan – College Farm House

Surface Water Flooding

College Farm House and the surrounding area, as illustrated below, is subject to surface water flooding.



<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

The application is supported by a Flood Risk Assessment; however, it fails to highlight the surface water flooding issues, with no associated surface water flooding map included within the assessment.

There is concern the proposal – or indeed works to the access point – have the potential to exacerbate existing surface water flooding issues, experienced by Mr & Mrs Waters. Conditions should be attached to any permission requiring suitable drainage details to be provided at the appropriate time.

Please keep us informed of the progress of this application.

Yours faithfully

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Principal

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