

**Site Address: Land West of Barton North
of A40 and South of Boundary Brook
Northern By-Pass RD Wolvercote**

13/01100/ADJ

Ward: Outside of Area

District Councillor: N/A

Case Officer: Caroline Roche

Recommendation: No objections with comments

Applicant: Barton Oxford LLP

Application Description: Outline application (seeking means of access) for the erection of: A maximum of 885 residential units (Class C3), a maximum of 2,500sqm gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000sqm gross foodstore Class A1); a maximum of 50 extra care housing units; a maximum of 7,350sqm GEA hotel (Class C1); a maximum of 3,000sqm GEA Class D1, D2 floorspace (community hub and primary school); in development blocks ranging from 2 to 5 storeys with associated cycle and car parking, landscaping, public realm works, interim works and associated highway works. (Additional information - Landscape and Cultural Heritage Statement).

Committee Referral: Major application notification within adjacent Authority

1. Introduction

1.1 Oxford City Council is in receipt of an application for the development described above. It has consulted Cherwell District Council despite the fact that the two authorities do not share a border at this point. However this authority has an opportunity to comment on the proposals in the capacity of a consultee.

2. Application Publicity

2.1 The application has not been advertised by Cherwell as it is acting in its capacity of a consultee. Oxford City Council will conduct the advertisement process.

3. Consultations

3.1 No consultations have been carried out.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy
Oxford City Council will assess and determine the application in accordance with its own Development Plan Policies

4.2 Other Material Policy and Guidance

National Planning Policy Framework

5. Appraisal

5.1 The key issues for consideration in this consultation are the impacts that the proposal may have within Cherwell District.

The Council has no policies that directly relate to developments outside of the district it is therefore considered appropriate for the application to be considered against the City Council's own development plan policies and guidance within the National

Planning Policy Framework.

- 5.2 The site lies to the north of the A40 and to the east of Barton, approximately 3km from the nearest part of the Cherwell District boundary. The intervening land is under the administrative control of South Oxfordshire District Council. Whilst this Council has not carried out an appraisal of visual impact and as a result it cannot be confirmed that the site will not be visible from within Cherwell District Council boundaries it is thought that as a result of the separation distances involved, intervening land and the scale of the development (maximum 5 storeys) it is considered unlikely that the proposal will have an adverse landscape and visual impact on Cherwell District.
- 5.3 However the proposal may have some impact on traffic movements through the district, especially on the B4027 which passes close to Noke and through Islip, which is a common alternative route between Oxford and Bicester. However this will be part of a wider issue that is likely to be considered by Oxfordshire County Council as Local Highway Authority for both Cherwell and Oxford City. There may also be potential for it to add to the demand of other rural infrastructure provision in and around the villages, such as schools. However this is also an issue that will be considered by Oxfordshire County Council and the City Council.
- 5.4 It is considered therefore that this authority should respond with no objections in relation to the principle of the development subject to both the County Council and City Council making a thorough assessment of highway/transport and infrastructure impacts on the areas surrounding the site.

6. Recommendation

No objection subject to:

Oxfordshire County Council and Oxford City Council making a thorough assessment of the highway/transport and infrastructure impacts on areas surrounding the site.