

KIDLINGTON PARISH COUNCIL

Exeter Hall, Oxford Road, Kidlington, Oxon. OX5 1AB



Parish Council: 01865 372143; Exeter Hall: 01865 373691

Fax: 01865 842308

E-Mail - clerk@kidlington-pc.gov.uk

Clerk: Mrs Patricia Redpath D.M.A.

Paul Ihringer
Planning Officer, Cherwell District Council
Bodicote House, Bodicote
Banbury, Oxon OX15 4AA

Dear Paul,

16th July 2015

APPLICATION NUMBER 15/00723/F

70 Bed Care Home together with associated car parking, access arrangement and landscaping

Following the deferral of application 15/00723/F (The Pits, The Moors, Kidlington) Kidlington Parish Council is writing as landowner to clarify its position on the issues relating to access to the proposed development.

The application provides an access for the development onto The Moors which has been the subject of a detailed design and assessment by the applicant. It is considered an appropriate access to the site after a professional assessment by Oxfordshire County Council as the Highway Authority.

The Parish Council has no rights of access across Briar Close. Such access would need to pass over private land owned by the neighbouring landowner.

The Parish Council sought professional advice on access options to the site prior to agreeing a conditional disposal to the applicant. The Parish Council's agent investigated the access options and received positive comments from the County Council's highways officer supporting access from The Moors across land which is in the Parish Council's own control. The submitted scheme has the full support of both the planning and highways officers, as detailed in the report to the Planning Committee meeting on 9 July 2015. The Committee should note that the existing access will no longer be to what was 22 allotment plots.

The provision of an access onto The Moors also avoided what could have been a substantial ransom payment to the neighbouring landowner to obtain access via Briar Close. The discussion at the Committee relating to the access failed to recognise that the highway officer recommended works to mitigate and control the impact of the new access including measures to reduce speed and increase visibility at the Moors junction. Cars will no longer be able to avoid speed humps by driving into the bus stop lay by which will be removed, with the curb being re-aligned and new humps installed.

Comment was also made by a committee member that the new access would be dangerous because of (speeding) ambulances accessing the site. The suggestion was that because this was a care home for the frail elderly, there would be need for numerous emergency transfers to hospital and assuming that this would mean regular "blue lighted" ambulance access. This fails to recognise that there will be medical facilities/staff on the site to facilitate nursing care at the home. Where there is the need for any emergency ambulance access it would actually be safer to have such access from The Moors than through a cul de sac housing estate where children could be playing.

Please also note that the children's playground associated with the Briar Close development is located near to the suggested alternative access. Any access though Briar Close would generate extra traffic in a quiet residential area, almost certainly attracting objections from the residents of that area, as well as still bringing the relatively limited traffic generated by the proposed development onto The Moors.

Any alternative access via Briar Close would require the entrance to the care home to be at the widest part of the site. This would involve a radical re-design of the care home which could render the scheme as unviable. The submitted scheme utilises the narrowest part of the site to be used as an access road, curved to reduce the gradient of the slope. It therefore provides the optimum use of the land for a care home with the most appropriate access.

The bus stop that requires moving is served by intermittent off-peak minibuses only, and the bus shelter is a structure in poor condition that has not been replaced due to its minimal use. The plan is that the stop will be moved to a new location possibly close by on the Banbury Road which will better serve the local population and the regular Oxford-Banbury and Oxford – Kidlington Airport services that would be used by staff and visitors to the home.

The Parish Council trusts that the Planning Committee therefore proceeds to determine this application unamended in accordance with the officer recommendation presented in the original report to the Planning Committee on 9 July 2015.



Patricia Redpath
Clerk to the Council