

**APPENDIX A
CONSULTATION
RESPONSES**

Respondent	Comment	Response
Sanctuary Housing Association	<p>We welcome the clear principles contained in the document including the concept of integral parking for the town houses on Chapel Street and opening up the waterways. We endorse the statements about quality of design and the need to reflect local vernacular.</p> <p>Allowing also for the 9 spaces allocated to the Willows, this leaves only 13 spaces to serve the new Sanctuary development.</p> <p>We have not carried out any assessment of the buildability of these spaces if the banks of the brook need to be regarded.</p> <p>When we first examined this site we were hopeful of providing around 35 units, but the amount of public car parking to be retained limits the number of properties that can be built. Therefore could either a reduction in public spaces or a reduction in residential parking standards be considered?</p> <p>Provision of a LAP will require an area approximately 16m x 16m and would also impact on site capacity. We would be willing to</p>	<p>Noted.</p> <p>What needs to be compared here is the capacity of the proposed site with the capacity of Bryan House without the public car park. The public car parking spaces are convenient and the Head of Urban and Rural Services requires their retention.</p> <p>The Head of Planning and Affordable Housing Policy has prepared a layout for the site which provides 43 public car parking spaces (including 9 for the Willows), 24 dwellings and 100% residential car parking provision plus 4 visitor spaces. This has been accepted as a suitable scheme in principle by the Housing Association and their architect has been instructed to work up a scheme based upon this layout.</p> <p>The layout includes provision of a LAP, subject to the approval of the Environment</p>

	<p>offer a financial contribution to off-site provision.</p> <p>There may be management concerns related to locating public car parking spaces in the middle of a residential environment.</p>	<p>Agency</p> <p>Given the requirement to retain public car parking on the site, the proposed layout ensures that it is to be clearly defined as a discrete and identifiable area. Its relationship with housing is the same as at present.</p>
<p>Environment Agency</p>	<p>Initially the Environment Agency objected to the proposal on the grounds that the site lies within the notional flood plain of the River Bure and may therefore be liable to flood. However, following the preparation of a Flood Risk Assessment by BTP Hyder, the EA now accepts that the revised modelling shows the site will not flood subject to some minor modifications of the watercourse. It has withdrawn its objection on fluvial matters subject to</p> <ul style="list-style-type: none"> • The provision of dry access route to all the development • The provision of a safe overland flood route in the event that the design storm is exceeded • Finished floor levels being above the top water level during the extreme (design) event of 69.64m AOD • The applicant submitting a sequential test with the planning application. The EA has accepted that it will be possible to demonstrate that this is the only site available. • The applicant submitting a Flood Risk Assessment with the planning application. Most of the work required for this has already been undertaken and the EA accepts that fluvial matters have been demonstrated as adequate and that it will be possible to demonstrate that non fluvial matters (for example sewerage and ground water) will not cause flooding. 	<p>The document has been amended to require dry access, a safe overland flood route, finished floor levels above 69.64m AOD, the applicant to undertake a sequential test and to submit a FRA with the application.</p>

	<p>If this is done all the tests within PPS25 will be satisfied hydraulically and as far as the Environment Agency are concerned there will be no impediment to this redevelopment.</p> <p>There are a number of other benefits including the opening up of the Back Brook and the de-canalisation of the Town Brook (River Bure) through the site and the introduction of soft banks and planting.</p>	
<p>Vale Housing Association</p>	<p>2.2.4 There are 9 spaces covenanted to residents of The Willows and these must be retained, be secure and be in a position agreeable to the Housing Association</p> <p>2.3.7 Fig 3 fails to show the existing bridge access point from the existing public car park into The Willows.</p> <p>3.3.3 The Housing Association would not like to see a pedestrian route through to Priory Lane adjacent to The Willows as this would have a significant impact upon the privacy, security and peace of the elderly residents.</p> <p>3.4.2 The Housing Association objects to an elevation that would be higher than The Willows as this would considerably overshadow The Willows and cause loss of sunlight and create potentially oppressive views.</p> <p>3.13.1 Whilst applauding the inclusion of a children's play area, this should not be located near to the Willows as this may well be of concern to the residents</p>	<p>The text has been amended accordingly</p> <p>The layout has been redrawn.</p> <p>The route is well used by local people at present. In the interests of permeability it is desirable to retain a route. The indicative layout shows a pedestrian route in the centre of the site away from the Willows.</p> <p>The document and layout have been amended to make clear that adjacent development should be no higher than The Willows.</p> <p>The layout indicates a LAP 30 metres from the nearest flat at The Willows.</p>

	<p>3.9.4 The provision of dwellings with integral garages on Chapel Street could result in the street scene being dominated by garage doors and front doors, which is not reflective of the typical narrow Victorian terraces in this part of the street.</p>	<p>This point was appreciated and carefully considered before including in the document. However requiring additional car parking on the interior of the site would severely prejudice the capacity of the site and also result in large areas of parking. With an average dwelling width of 5m half the building frontage will be taken up by garage doors. The document has been amended to emphasise that active and attractive front elevations result.</p>
<p>Head of Urban Rural Services</p>	<p>No objection assuming that the needs of the pay and Display parking are fully incorporated. I would hope that the scheme is able to replace the same number of spaces and, if possible, for these to be provided before the existing ones are taken out of use.</p> <p>Consideration will need to be given to the legal process for car park Orders: consultation, advertising and dealing with any objections.</p> <p>Full account will need to be taken of proper signage and ticketing machines in accessible locations and the costs of locating these.</p>	<p>The text of the document has been amended to refer to these points.</p>
<p>Bicester Historical Society</p>	<p>The Society is very much in favour of the consultation document proposals and think the project would enhance the present appearance of a rather 'run down' and neglected area close to the town centre. It would also help to restore the historic vistas that formed the urban landscape of Chapel Street. We support fully the use of traditional materials in the construction of proposed dwellings as this would restore, be it in a modern context, the characteristic building styles and construction materials</p>	<p>Noted.</p>

	<p>associated with the history and heritage of the town.</p> <p>We urge strongly that every opportunity be taken to carry out appropriate and detailed archaeological surveys of the site as indicated in Appendix A. The important monastic influence upon this area of the town warrants renewed investigation since initial investigations were carried out some decades previously. Techniques and methods have moved on in the mean time!</p>	
Neighbour at 70 Chapel Street	<p>Objects to development that would result in loss of light to the kitchen of no 70 Chapel St</p>	<p>The Planning and Affordable Housing Manger has met the family and this has resulted in agreement over revised text that retains car parking for the first 8m immediately north of the gable window and restricts the height of adjacent housing to 2 storeys.</p> <p>The neighbour at Monks Retreat also objected to overlooking of his garden. Agreement has been reached and the text has been amended, in addition to the above changes, to restrict living rooms to the ground floor only of new dwellings closest to Monks Retreat.</p>
Priory Lane Residents Association	<p>The association is pleased to see the opportunity to restore the historic line of development along Chapel Street, improve the appearance and ecology of the River Bure, together with an appropriate pattern of development on the edge of the Conservation Area.</p> <p>3.1.3 Is <i>Priory Cottages</i> referring to Priory Terrace?</p>	<p>Noted</p> <p>Document amended accordingly.</p>

	<p>We agree that the building line should follow that established by Priory Terrace. Priory Terrace sits slightly below the level of Priory Lane and the new development should not exceed 2½ storeys.</p> <p>2.3.8 We support the requirement for a footpath link through the site as a number of Priory Lane residents already benefit from customary access here.</p> <p>We strongly support visual and environmental improvement of the watercourses but recommend that the unsightly bridge parapets and guard rails be replaced with more attractive designs.</p> <p>We support the re-instatement of the lost street frontage, it is vital to ensure that easily accessible and convenient bin storage is provided to avoid bins being left permanently on the footway, as happens at numbers 4 8 Chapel Street.</p> <p>The exposed gable wall adjacent to the retained trees and the ill assorted collection of parking notices and ticket machines do not enhance the conservation area and provision should be made for appropriate new signs and some cosmetic treatment to the gable.</p>	<p>The layout proposes two storey development adjacent Priory Terrace and the text has been amended to refer to this specifically and the lower ground level and to emphasise the need not to exceed the height of adjacent properties.</p> <p>Noted.</p> <p>This aspiration has been included within the text.</p> <p>Paragraph 3.11 has been enlarged to emphasise this point.</p> <p>This is matter for the Council not the developer. The point raised has been passed to the Head of urban and Rural Services.</p>
<p>Ellis Meech, 4 Priory Terrace</p>	<p>We are extremely keen to purchase land to the rear of our property as a garden.</p>	<p>The master plan in the document allows for this land to be available to the owners of 4 Priory Terrace. If The developer does not require the land he will be encouraged to make it available to the owners of 4 Priory Terrace.</p>