

From: Councillor Carmen Griffiths
Sent: 17 December 2015 09:08
To: Bob Duxbury
Cc: Planning
Subject: Planning Application 15/01872/F Co Op

Dear Bob

I hope this email finds you well.

Planning Application: 15/01872/F

I wish to object to the above planning application. Whilst I would rather the site remain a car park for the use of the residents of Kidlington, I do understand that this is a private site and support the principal of appropriate mixed use residential and retail development on this site which I see as a sustainable location.

Reasons for Objection

Loss of retail space This application is contrary to **Policy Kidlington 2** which states that *“Residential development will be supported in appropriate locations in the village centre **except where it will lead to a loss of retail** or other main town centre uses..... **Mixed use schemes will be encouraged.**”*

Almost 1/3 of essential retail space will be lost on this site. This is retail space that will never materialise again in our High St and there is no capacity to add more space to our High St in the future. The loss of retail space is detrimental to the vibrancy of our village and the Kidlington centre. We are by the very nature of this application and others, a growing village and we need more in our High St and not less.

During public consultations the developer has said that keeping the existing retail space is not commercially viable. It may not be for the CoOp, but this space needs to be sub let allowing more retailers the opportunity to enter our High St.

Affordable Housing There is no provision within the application for on site affordable housing which is against the Local Plan policy for Kidlington that any development over 10 units provides 35% of its

units as affordable housing. I believe that this provision is essential. The developer claims that social housing in a mixed ownership property would not work, however the building can every easily be split into 3 where approximately 1/3 would be allocated solely to Social Housing making the management of it perfectly viable

Overdevelopment and height. I have concerns and strongly object to the four storey height of the proposal. At present we have no 4 storey residential sites in Kidlington and we don't want to see them now!. 4 Storey residential is out of keeping with our Village and whilst we are aware that it is Coleman Hicks vision for Kidlington to have 4 storey dwellings, it is not the vision of our residents more importantly! Where 4 storey blocks do that exist is on the High Street, this is a one off vicinity where taller buildings might be expected, however, this is still only 3 storey residential over commercial. 4 Storey in Sterling Road Approach is out of keeping with the rest of Kidlington and the number of units created by the four stories contributes to an overdevelopment of the site.

Connectivity. **Policy ESD 15** of the Cherwell adopted local plan *“respects routes and integrates with the existing streets”*. **Policy ESD 15** also promotes *“permeable , accessible and easily understandable places by creating spaces that connect with each other”*. I believe that the submitted application contravenes both **Policy ESD 15 and Policy C235** of the Cherwell Local Plan which aims to *“assist with the connectivity between the existing village centre and the civic, community and green open space of the Exeter Hall area”*.

This development halts connectivity, provides no access to other areas of public interest/access such as the health centre, library, chemist, bank and so on.

Coop car parking area. I questions the access to the Coop car parking and service area. With restricted vision and the bend being only metres away I beleive there is danger that vehicles will back up in Sterling Road Approach and large lorries will not have the capacity to turn in and out of the space. While the opening will be larger the width of the road is not and as it stands delivery trucks have to reverse into the car park. Trucks need a completely different access area in my view

Whilst this is not the concern of the developer, I believe that there is insufficient shopper parking remaining on the site. This will have a detrimental effect on the vitality of Kidlington centre and is therefore contrary to **Policy Kid 2** of the Local Plan.

Developer contributions.

Outdoor play and recreation As part of the development on this site I would like to see developer contributions towards play and outdoor recreation facilities. The development site is in very close proximity to the Exeter Close recreation site which will be used by the residents of the site and others.

Cycle routes This is as an opportunity to reroute the national cycle route 51 that passes down the partially pedestrianised High Street.

Other matters.

Since this is going to be such a large site and will be viewed by all of residents who visit this part of Kidlington it is vital that restrictions are placed on the leases pertaining to these properties via their managing agents.

I would like to see the condition placed whereby no "For Sale, Sold, To Let or Let sign are permitted on site. Already in the High St there are restrictions which is essential if our High is to retain some decorum! On smaller developments where the use of signs is permitted we already receive complaints of how unsightly it is and we must not have this 10 fold! In addition residents must have restrictions imposed forbidding washing on lines, washing over balconies and bicycle on balconies etc. To this end I also wish to see adequate and appropriate cycle storage and outside drying areas.

- In view of the sustainability of the location and expected use of buses a bus layby within the complex should be considered and would be beneficial and would also remove the danger of the stop currently located outside Tescos which is hazardous due to visibility for motorists.

These are my objections and I intend to speak at the Council meeting to represent them to council.

Thank you

Best wishes

Carmen