



SUPPLEMENTARY INFORMATION

Planning Committee

3 October 2024

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If you need any further information about the meeting please contact Matt Swinford / Martyn Surfleet, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

Planning Committee 03 October 2024 – Public Speakers

| Agenda Item | Application Number | Application Address | Ward Member | Speaker – Objector | Speaker – Support |
|-------------|--------------------|--|-------------|--------------------|---|
| 8 | 23/03307/OUT | Former Piggery And Land North Of Woodstock Road Yarnton | | | Nicky Brock and Maddi Simpson of Hallam Land Management Limited (applicant) |
| 9 | 24/01908/OUT | OS Parcel 0069 West Of Quarry Close Quarry Close Bloxham | | | |
| 10 | 24/00613/F | The Pheasant Pluckers Inn Burdrop Oxfordshire OX15 5RQ | | | |
| 11 | 24/01933/DISC | Bicester East Community Centre, Keble Road, Bicester, OX26 4TP | | | |

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

3 October 2024

WRITTEN UPDATES

Agenda Item 8 - Former Piggery And Land North Of Woodstock Road, Yarnton

The County Council have written further to the report highlighting their consideration of the application has included the junction design (shown on the plans to be approved). They set out that the s106 obligation will include a s278 obligation and all figures will be index linked.

The travel plan will need to include measures to provide a travel plan information pack.

The County also confirm that all their contributions will be index linked (which is standard practice) and clarify that the Innovation Team raise no objection.

Officer Response: Noted. No change necessary to the recommendation.

Agenda Item 9 - OS Parcel 0069 West Of Quarry Close, Quarry Close, Bloxham

Further consultation responses, two further public participation responses, one in support and one of objection has been received:

Further public comment in support: The planning proposed lends itself to be conjoined with the existing development adjacent to the proposed site. This would blend in well with the current area and in fact finish off the area with some roads already existing within the development that runs right up to the fence line. Our young people are unable to live and grow in the village they grew up in due to the low number of suitable properties for those starting out in life.

Further public comment in objection: The objection notes

- As per 23/01265/OUT - which received over a hundred objections - the proposal goes against the Bloxham Neighbourhood plan 2015-2031, and will ruin the aesthetic and desirability of the village, alongside putting additional strain on already struggling amenities.
- The traffic surrounding the neighbouring primary school at pick/up drop off times is high and dangerous
- The site will be adjacent to a dairy farm, the existing Woodlands estate often smells of manure and noise from the farm and the impact on future neighbouring residents.
- The proposed development is on a field prone to flooding, several houses in the existing Woodlands estate have been affected by this.
- The proposed site is home to a wide range of local wildlife.
- The noise and additional traffic involved in the construction of the proposed site will affect its neighbours on the Woodlands estate, the school, and the animals in the surrounding farms.
- The continual expansion of the village will erode it of the very thing people move to Bloxham for.

Environment Agency: The above application will only be acceptable if the following condition (relating to drainage) is included. Without this condition we would object to the proposal due to its adverse impact on the environment.

Strategic Housing: support this proposal in principle subject to agreement on the detail of the affordable housing mix and suitable layout with adequate tenure integration. We welcome the confirmation in the Affordable Housing Statement within the Planning Statement that the development will deliver 21no affordable homes and look forward to agreeing the detail of the mix.

CDC Local Plan Policy BSC 3: Affordable Housing requires at least 35% to be affordable housing, with a tenure split of 70% rented and 30% intermediate. The development would be towards CDC Housing Register.

Strategic Housing also welcome discussions with the applicant regarding the suggested affordable provision, particularly how wheelchair adapted provision can be achieved

Officer Response:

The public comment has been received from a property within the Park Farm complex. Officers note the comment however disagree with the assessment of the resident on the landscape impact. Whilst the need for housing is noted, this should be provided in the right location. For the reasons set out in the main report it is considered that this is not the case in this instance.

The comments of the objector are noted and have been set out in the main report.

The consultation response is noted and the comments to the planning appeal has also been given careful consideration. Should planning permission be granted, a condition would be added.

The comments of Strategic Housing are noted. It is noted that the proposals would not be towards Oxford's Unmet Housing Need (Policy PR2 of the Partial Review) and would be towards Cherwell District Housing Need (Policy BSC3 of the Cherwell Local Plan).

No change necessary to the Recommendation

Agenda Item 10 – The Pheasant Pluckers Inn Burdrop, Oxfordshire OX15 5RQ

Sibford Gower Parish Council: wishes to withdraw the comments previously made on this application and wish to make no representation.

No change to the Recommendation

Agenda Item 11 – Bicester East Community Centre, Keble Road, Bicester, OX26 4TP

Bicester Town Council: No comment on this application.

No change to the Recommendation