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Sent: 30 September 2021 16:52
To: Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; Maria Dopazo <Maria.Dopazo@Cherwell-DC.gov.uk>
Subject: Stratfield Farm site

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Hi

I am not sure whether we have already given KPC's comments on this site.

Apologies if we are late in the day but please confirm receipt.

Cheers

Rachel

Rachel Faulkner
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www.kidlington-pc.gov.uk – please check our website for useful information and numbers.

01865 372143



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Report to council 23rd September 2021

Response to the Stratfield Farm Development Brief Consultation Site PR7b

- The Development Brief for this site, which is the only site in the Cherwell Local Plan Partial Review, sits in the Kidlington Parish was discussed at the Policy and Finance committee. The Committee agreed to make a series of representation in respect of the consultation which are detailed below with some additional comments.
- The Proposal allows for residential property up to 2.5 floors backing on to Garden City. It was felt that at this location the houses should be limited to 2 storeys i.e ground and first floor to avoid a detrimental impact on the existing properties in Garden City.
- There is a drainage ditch that runs along the rears of the Garden City estate. We want to be sure that this ditch will not be overloaded and causes a risk to flooding for existing properties in Garden City. We would look to this development leading to an improvement on the current situation.
- There is one access to the site from the Kidlington Roundabout with only cycle and walking access into Croxford Garden and Garden City. We would prefer to see the site have two access one from the roundabout and one through Croxford Gardens but for the only cycle and walking access all though the site.
- How is access to Stratfield Brake to be managed associated with the new development?
- We are concerned about how the access on to the Kidlington roundabout will be safely configured because the access appears to join the west service road of Oxford Road close to the roundabout. Also noting that works are proposed to the roundabout that Kidlington Parish Council, has to date, not been consulted upon.
- We want to be assured that the cycle routes within the site integrate with a strategic cycle route within Kidlington and North Oxford. It is also important that the development incorporates natural surveillance to the cycle and pedestrian links proposed.
- We value the inclusion of a play area, but it will be important that this is a meaningful play area that will get use by residents. This forms part of a wider open space provision including a kickabout area and there is also the traditional orchard indicated that require ongoing engagement with Kidlington Parish Council over management. The same applies to mention

of a community food growing garden rather than the provision of allotments.

- There is no reference to affordable housing provision and how this relates to integration into the design of the development.
- The listed building farmhouse and the area around are important, giving a division in the overall development to enable three areas of residential development to be significantly different in design providing an overall scheme with unique residential areas that are distinctive compared to many new large residential developments.

David Betts

14th September 2021