

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

7 December 2023

WRITTEN UPDATES

Agenda Item 8

22/03883/F - Land North Of 66 And Adjacent Water Eaton Lane Gosford

Additional Public Participation Responses:

An additional representation has been received from a resident on Beagles Close which strongly objects to the proposed installation of the bus stop on, what is currently referred to as 'Bicester Road" - road leading from Oxford Road/Frieze Way roundabout to traffic lights on the junction of Water Eaton Lane and or original Bicester Road. The resident objects on the grounds of invasion of privacy by passengers on the top deck of the bus looking into their garden.

A second additional representation has been received raising concerns regarding the impact of plans in the area on the water table due to each site being considered on its own individual basis rather than collectively. With no joined up thinking then developers would be negligent in their deliberate lack of action to this issue taking into account the number of dwellings planned in the Gosford and Water Eaton area with no consideration of overall impact. An impartial impact review should be conducted.

Oxfordshire County Council

OCC have asked that clarity is provided as follows:

- The reference to 'London Oxford Mobility Hub' on page 79 is the proposed mobility hub located close to London Oxford Airport
- 'Cycle Superhighway' on page 79 is the Oxford Road cycle superhighway and bus lanes
- The Traffic Regulation Order sum on page 80 includes an amount to consult on parking restrictions within the site as well as the change to speed limit on Bicester Road.
- The amounts set out are subject to indexation from the base dates and using the indices set out in the response.

Since the report was drafted, OCC have provided further information to show how a Controlled Parking scheme (CPZ) assessed in paragraphs 9.31 and 9.32 of the report has been secured at the Barton Park development within the Oxford City area including details of the S106 wording that has been used. OCC wish to reiterate the importance of such a scheme and wish to highlight that the observation within the report that there is currently 'a lack of indiscriminate parking in the locality of the application site' is not relevant since it does not take into account the unsuitability as a target commuter parking area of the existing surrounding road network. This is due to factors such as security of the parking space (overlooking and protection from through traffic), accessibility to high frequency bus stops and existing parking controls. Parking spaces that feel 'safe' in residential streets and are within easy reach of bus stops are likely to become commuter parking targets particularly as demand increases over time due to growth.

OCC have also raised concerns with the wording for proposed condition 6 in the list of conditions which does not reflect their recommended wording. Their proposed wording being:

Prior to the commencement of the development hereby approved, details of the means of access between the land and Bicester Road including position of crossing and bus stops and layout shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the occupation of any dwellings, the means of access onto the highway shall be constructed and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Officer Response

The location of the bus stop will be subject to further consultation with residents and bus operators to ensure that the bus stop is provided in the optimal location for all residents. This will be a matter of balance to ensure that bus stop is located in the best location whilst seeking to protect the amenity of existing residents and providing the benefit of an enhanced public transport provision.

The issue regarding impact on water and flood risk is noted. Through the Local Plan process environmental work was undertaken including Strategic Flood Risk Assessments and Sustainability Appraisal work to support the allocation of the sites and ensure they could be delivered in principle and in combination. It is then for each individual site to assess its own impact and propose ways to deliver the specific site mitigation relating to surface and foul water drainage through the specific proposals made in a planning application. The LLFA and Thames Water do not object to this application and the recommendation is made subject to the concerns of the Environment Agency being addressed. The conclusions of the Officer report remain the recommended position.

The OCC comments regarding CPZ are noted. Paragraph 9.33 enables discussions on this matter to continue to reach a suitable resolution through the legal agreement process and this will need to include the applicant. Officers recommend this be added to the Heads of Terms list to enable this to be part of the discussion and negotiation of the legal agreement.

Officers have queried the recommendation from OCC regarding condition 6 but consider there will be a resolution to the proposed wording through negotiation and will make any required changes to the wording of condition 6 post committee following this discussion. No changes to the recommendation are made at this point as the recommendation already allows for 'any amendments to the proposed conditions as deemed necessary' therefore any changes in this regard could be made within the terms of the delegation from the Committee.

Recommendation:

As set out in the Committee Report with the addition of 'The securing of the requirement for the applicant to submit a scheme to secure a private scheme of resident parking to deter commuter parking within the development to mirror the operation of a CPZ prior to the formal TRO process' to the list of S106 contributions assessed within paragraphs 9.99 to 9.110 and to Appendix 1.

Agenda Item 9

23/02338/OUT - Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington

No Update

Agenda Item 10

23/02471/F - OS Parcel 0622 South of Jersey Cottages and East of Heyford Road, Kirtlington

No Update

Agenda Item 11

22/02821/F - 1 Elizabeth Rise Banbury

No Update