

East Area Planning Committee, 24th September 2013.

Planning Application No. 13/01383/FUL: Land East of Barton, Oxford.

Officer Comment on Draft Minutes of 12th September Meeting of Committee.

Built Environment etc.

- **Q.** Why only 40% affordable housing? **A.** Abnormal development costs.
- **Q.** Why Hotel not housing? **A.** Hotel might provide facilities available to community if included. More likely that residential will come forward.
- **Q.** Why low density housing near allotments? **A.** Relates better to existing streets in Barton which it adjoins.
- **Q.** Will there be better links with Barton, Risinghurst, Northway? **A.** A new at grade crossing of A.40 to Northway is proposed for buses, emergency vehicles, pedestrians and cyclists.
- **Q.** Were BOBMK views about Garden suburb taken on board? **A.** BOBMK were involved on two occasions and their views taken into account in the illustrative Masterplan
- **Q.** Covenant on Northway land? **A.** Not a material Planning consideration for Committee.
- **Q.** Will tree belt to A40 be removed? **A.** There would be some selective removal (eg at new junction) but otherwise retained and improved.

Community Assets.

- **Q.** Will community be able to use school? **A.** A joint use agreement will give access to community facilities within the school buildings, some of them during school hours as well as in the evenings, at weekends and holiday periods. Similarly for the sports pitches.
- **Q.** What is size of MUGA? **A.** 29m x 26m. See paragraph 82 of the report to 12th September 2013.
- **Q.** Will cycling be promoted? **A.** Residential streets will be designed for low speeds to encourage cycling, with additional cycle routes created along the southern and northern sides of the development.
- **Q.** Why no pedestrian bridge? **A.** Prohibitive costs and difficult levels along Stoke Place route.
- **Q.** Will more accidents occur on A40 due to development? **A.** The detailed design of the junction would be agreed by the Highway Authority and would incorporate pedestrian phasing. A speed limit of 50 MPH is proposed to the A.40 at this point.
- **Q.** Improved bus service to city centre? **A.** A dialogue has been entered into with the bus companies with bus services subsidised during the early phases of development to ensure services are available for new residents.

- **Q.** Will there be more traffic on Fettiplace Rd? **A.** The modelling undertaken forecasts only a very small increase in traffic. The primary route linking with Fettiplace Road would be designed for low speeds only.

Water Resources etc.

- **Q.** Why is TWU scheme indicative? **A.** A fully detailed scheme incorporating the features indicated and to Thames Water's requirements will come forward in due course.
- **Q.** Is ground water run-off fit for purpose? **A.** An extensive hydrological analysis has been undertaken, with a detailed scheme to follow accordingly. Subject to appropriate conditions on these details, the Environment Agency is raising no objection to the planning application.
- **Q.** Thames Water have reduced foul water storage capacity since original scheme. Why? **A.** A detailed scheme has yet to be designed, but will include the features referred to.
- **Q.** Does Environment Agency have concerns about the scheme? **A.** The Environment Agency are not raising an objection. Their comments are summarised in the report to committee of 12th September 2013.
- **Q.** Is rainwater harvesting adequate? **A.** Harvesting / use of grey water can be costly and ineffective. Other sustainable drainage techniques are included such as the use of water butts, green roofs, swales, etc.
- **Q.** Is there a maintenance plan for surface water mitigation to prevent downstream flooding? **A.** Yes, a condition will secure details in accordance with the Flood Risk assessment produced, which would be required to be agreed with the Environment Agency.

Schools

- **Q.** Why is Cherwell not considered as a secondary school destination? **A.** This is a matter for the County Council as Education Authority, not the City Council as Planning Authority.
- **Q.** Please explain the school design? **A.** As this is an outline application, the school has not been fully designed at this stage, though it is intended to be centrally located

General

- **Q.** Will meeting on 24th Sept. be last word? **A.** All reserved matters will come back to committee later.
- **Q.** Will electricity sub-station be secure from unauthorised entry. **A.** Yes, the applicant will be required to provide appropriate protective fencing.
- **Q.** Will houses have zero carbon footprint? **A.** The development will be required to comply with the changes to Part L of the Building Regulations as they are expected to change in the forthcoming years.
- **Q.** Will trees be removed? **A.** There will be some removals as indicated in the report to committee on 12th September 2013.
- **Q.** Is the housing waiting (c. 6000 HHs) incorrect? **A.** Housing need in the city is beyond dispute.
- **Q.** IS there sufficient POS? **A.** In general conformity with policy.