

## Appendix 2

### Summary of Public Response to applications 12/02935/FUL and 12/02967/FUL

Comments of Objection
<p>Increased traffic generally on already heavily congested local roads and specifically at junctions (Hollow Way/ Barracks Lane/ Horspath Road; Hollow Way/Garsington Road; and The Slade/HorspathDriftway) with more traffic to come because of developments in the wider locality which use this route including at the BusinessPark:</p> <ul style="list-style-type: none"><li>• Extra traffic dangerous for the many users of the local road network with narrow footways</li><li>• Already suffer long waits at the traffic lights at the Hollow Way/ Barracks Lane/ Horspath Road junction – this has potential for gridlock</li><li>• Restricted access for emergency vehicles</li><li>• Difficult for local residents to get out of the area to go to work at peak times</li><li>• The urban clearway in Hollow Way not well enforced creates extra local traffic difficulties</li><li>• Already suffer from pollution from waiting traffic in the area – will get worse</li><li>• The development is against Core Strategy Policy CS19 because there will be more accidents on Hollow Way</li></ul>
<p>Barracks Lane unsuitable for access to school/housing/pitch developments:</p> <ul style="list-style-type: none"><li>• Will become bottleneck because Barracks Lane is dead end so people have to turn round in the access way</li><li>• Poor visibility around many parked cars on Barracks Lane</li><li>• Parking on both sides of Barracks Lane mean only one vehicle can pass along it</li><li>• Parking on Barracks Lane will get worse and problems will arise as they did when the Club was running</li><li>• Can't restrict parking on Barracks Lane because local people need it to park their cars who have no other option</li><li>• Is heavily used by pedestrians, children and cyclists – access to OxfordSpiresAcademy – will become more dangerous</li></ul>
<p>Access point for new developments from Barracks Lane to William Morris Close:</p> <ul style="list-style-type: none"><li>• Dangerous for children</li><li>• Will adversely affect amenity of flats</li><li>• There will be parents and staff school parking in nearby residential areas</li><li>• There is often ice on the road at this junction</li><li>• Poor visibility because of high wall at the junction</li></ul>
<p>Inadequacy of traffic assessments:</p> <ul style="list-style-type: none"><li>• This will be the largest primary school in East Oxford</li><li>• Wide catchment, people will come from far away – a much greater proportion will drive to school, too far for many to walk</li><li>• Walking overestimated, driving underestimated</li><li>• Unrealistic to expect primary school children to use alternative local transport</li></ul>

<p>Green Travel Plan inadequate:</p> <ul style="list-style-type: none"> <li>• no real positive measures are suggested for achieving reduced car travel</li> <li>• Can penalties be introduced if the aims are not met?</li> </ul>
<p>Transport Assessment poor:</p> <ul style="list-style-type: none"> <li>• makes erroneous/misleading comparisons with non-free schools with a narrower catchment</li> <li>• Need better/more traffic surveys – one day not enough</li> </ul>
<p>Open space should be retained:</p> <ul style="list-style-type: none"> <li>• Has been well used by local people for 80 years and valued as an open green space, it is not redundant</li> <li>• Adds to the character of the area, part of green image of the city</li> <li>• Local and Government planning policy indicates it should be kept open</li> <li>• Previous planning permission (for the Lord Nuffield Club) was conditional on retention of the open space – this should be upheld</li> <li>• It should be safeguarded land for long term use</li> <li>• The all-weather pitches do not allow for the informal recreation that people enjoy on this land</li> <li>• No floodlighting means that public use restricted</li> <li>• Need to retain footpath from Crescent Road to Beresford Close</li> <li>• Negative impact on local wildlife</li> </ul>
<p>Retain the former club building in community use:</p> <ul style="list-style-type: none"> <li>• Needed locally with the closure of Temple Cowley Pools and Gym</li> <li>• Can find a user who will make it viable, many clubs looking for premises</li> <li>• A valuable local facility</li> <li>• Use for old people's clubs</li> <li>• Removal of essential local community sports facility unacceptable in view of Olympic legacy</li> </ul>
<p>The need for the school:</p> <ul style="list-style-type: none"> <li>• No need for a school – there are enough locally, will lead to other schools closing</li> <li>• Agree need for school but this is the wrong site for traffic reasons</li> <li>• Objection to faith based school – 40% Oxford residents not Christian</li> </ul>
<p>The school and its site:</p> <ul style="list-style-type: none"> <li>• Parents will also park in Crescent Road (unacceptable and dangerous)</li> <li>• Use of the footpath through Beresford Close is unsuitable because it goes through a car park not along a path; also not adopted and unlit, suffers anti-social behaviour</li> <li>• Significant impact to privacy of local residents</li> <li>• Inadequate on-site turning, set-down/drop-off area and parking for staff</li> <li>• Design unacceptable – bright modern colours and materials not appropriate</li> <li>• Future extensions to the school should be restricted</li> <li>• Noise from school will affect amenity of rear gardens to properties in Hollow Way</li> <li>• Loss of parking around field for residents of William Morris Close</li> </ul>
<p>Housing:</p> <ul style="list-style-type: none"> <li>• No need for this given developments locally and at Barton</li> <li>• Too high density, area already high density – this will make it worse</li> <li>• Poor design – windows too small, roof blank, needs to incorporate solar panels etc., question need for chimneys</li> <li>• Adversely affects the amenities of properties adjacent – Crescent Road, Hollow Way and Beresford Place: loss of privacy, light, outlook, overshadowing</li> <li>• 3-storey is out of scale and overbearing, out of keeping with locality</li> <li>• Access road less than 10m from ground floor bedrooms in Beresford Place, intrusive vehicle headlights.</li> </ul>

Drainage:

- Steep hill, surface water run-off already a problem causing flooding down Barracks Lane to Boundary Brook
- More hard surface area will exacerbate this

Local house prices will fall

Statement of Community Involvement misleading

### Comments of Support

Need for school:

- Desperate need for primary places, other schools full, many people have to travel out of the area to school, pressure will increase due to population growth,
- educational underachievement leads to poverty: need a good school to raise achievement

A good re-use of a redundant building with the added bonus of community use of the building and grounds

A good site for a school, well connected to transport and for walking

Extended school hours will spread the traffic implications. Can monitor traffic problems and adjust as the school grows.

Great need for new housing

There will be better use of the open space if developed for all-weather pitches

13/002500/OUT

Appendix 3

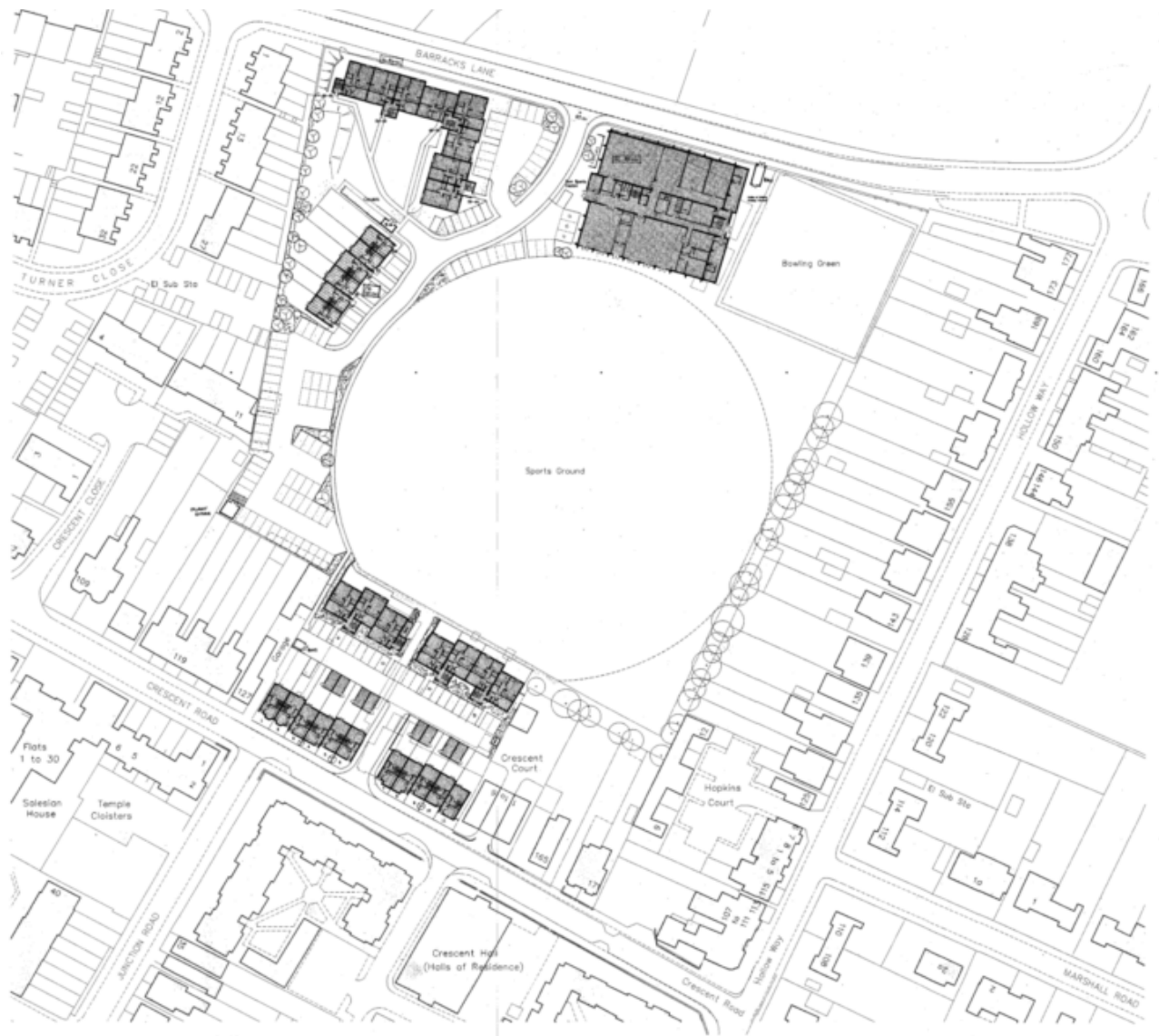
Original Morris Motors Club site



13/02500/OUT

Appendix 4

Block plan of the 2004 permission showing housing development on part of the previous open space and the re-sited Lord Nuffield Club building



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