

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Oxford Brookes University Waterperry Road Holton OX33 1HX

Proposal : Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths.

(As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018.

Application Reference : P17/S4254/O - 74

Please complete

Your name :	Andrew Johnson
Your address :	52 St Marys Close, Wheatley Oxford OX33 1YP
Date :	29 October 2018

Use the space below for your comments

The Revised Submission should be rejected on the grounds that:

1. It is contrary to the Local Plan, which proposes (STRAT10) a development of around 300 homes with their location constrained by the existing built form on the OBU site and also by the Green Belt nature of the site. Instead, it proposes a much larger and more intrusive development that also impinges on the Green Belt status of part of the site.

2. It is contrary to National Planning Policy, which requires that any development on the Green Belt requires exceptional circumstances. It is not evident that the Revised Submission establishes such circumstances.

3. It is contrary to the emerging WNP, which supports STRAT10 with regards to the quantum of housing (i.e. around 300 homes) and requires that any development on the OBU site should be integrated satisfactorily with the villages of Wheatley and Holton. The GVA proposal does not acknowledge sufficiently the need for such integration or how it might be achieved. In particular, the proposed Walking and Cycling Plan amply illustrates the impracticality (in terms of both distance and safety) of pedestrian access to Wheatley village and the primary school and offers no proposals to make pedestrian access a viable option. As a consequence, households will choose to use their vehicles. This inevitably means that the housing will not become integrated into the existing village fabric of Wheatley and the site will be little more than a car-reliant commuter dormitory of Oxford.

4. It is contrary to SODC Design Guidance, which require new developments to take into account the impact of development on the surrounding area and to be respectful of the local context. A large housing estate with a significant mix of three storey buildings and four storey apartment buildings can hardly be described as respecting the character and context of the surrounding villages of Wheatley and Holton and their historic settings.

5. A new housing development, of the excessive scale proposed, will inevitably exacerbate Wheatley's traffic, parking and pedestrian safety issues. Traffic, parking and pedestrian safety are of great concern in Wheatley. Whilst the Revised Submission includes additional traffic modelling in an attempt to undermine the legitimate concerns of villagers, the analysis lacks objectivity, is a clear case of obfuscation and should not be relied upon. This is too important an issue to allow the commercial priorities of OBU (i.e. to achieve the highest return through maximising the number of new dwellings) to override the legitimate concerns of the people of Wheatley and Holton. At the very least, an independent professional assessment of the modelling results and conclusions should be commissioned for scrutiny and approval by SODC and the Wheatley and Holton parish councils.