

This is the response of Eynsham Parish Council to:

15/01445/OUT Land West of Fruitlands, Eynsham – Outline Planning Application for 19 dwellings, including affordable housing, the associated access, car parking, open green space and ancillary works. The vehicle and pedestrian/cycle access to be provided from the existing access to Fruitlands.



The Parish Council objects to this application.

This application is virtually identical to application 14/1009/P/OP which was refused by WODC on 19 January 2015. Eynsham Parish Council objected to that application and requests that its objections of 11 January 2015 be reiterated and brought before the Lowlands Committee in respect of this application.

In addition, Eynsham Parish Council objects to this application for these further reasons:

1. This application is for an isolated, opportunistic development which would create a significant obstacle to future comprehensive development of Eynsham. This application, registered 23 April 2015, takes no notice of application 15/00761/FUL, registered on 5 March 2015, for 77 dwellings on the Eynsham Nursery and Plant Centre adjacent to the Applicant's Site.
2. While this Site is identified as 'not suitable' in the Strategic Housing Land Availability Assessment, June 2014 (site 180), the Eynsham Nursery site (sites 187 and 187a) is identified as 'suitable but only as part of a larger, comprehensive development'. Any further development in Eynsham, particularly in the area of these two applications, should be part of a comprehensive master plan for the longer term growth of Eynsham with other landowners of sites for sustainable development, which identifies key infrastructure provision for transport, schools, healthcare, utilities and social amenities. The Parish Council repeats its previous objections to this Site with regard to the capacity of the primary school, Bartholomew School, the health centre and foul and surface water drainage.
3. WODC has already rightly refused the Applicant's application 15/00597/TPO to remove trees from the site and confirmed TPO 1/2015 imposed by WODC on 19 January 2015 when 14/1009/P/OP was refused. This would allow this area to become an amenity space which is part of a larger plan for sustainable development in the area.
4. The Parish Council has previously objected to the Eynsham Nursery site for a variety of reasons, including the proposed access. Both the Eynsham Nursery site and this Site intend to direct the traffic from a total of 96 dwellings down Old Witney Road. A historical road from Eynsham to the west, Old Witney Road was blocked off as part of previous A40

development works specifically to decrease the amount of traffic on this residential road. This excess vehicular traffic would then add to the near capacity traffic already using Witney Road and the junction with the A40. There is no right turn at this junction. The excess traffic eastbound would be obliged to use Spareacre Lane as a rat run or go right on Witney Road to the village centre, Acre End Street, High Street and Oxford Road via the B4449 bypass or Swinford Toll Bridge. OCC have already identified Witney Road, Acre End Street/High Street and the Toll Bridge as among the worst congestion areas in West Oxfordshire.

5. The application also ignores the proposals in OCC's draft Local Transport Plan 2015-2031 (LTP4). The Site, and the Eynsham Nursery site, are in the vicinity of a section of the A40 identified as having serious and continuous congestion and which will be part of LTP4's emerging A40 strategy. LTP4 also identifies this section as a site for an Eynsham park and ride and its proposals for a Bus Rapid Transit system. The building of this development would be an obstacle to provision of improved, integrated transport access for the future development of Eynsham as part of improvements to the A40 to accommodate the LTP4 proposals.
6. The application also ignores LDP 2031 which (Policy T2) supports the LTP4 proposals. This application is contrary to CO10 (Ensure land is not released for new development until the supporting infrastructure and facilities are secured) and CO13 (Improve access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire). The NPPF (at para 32) says developments should be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

This application should not be approved as the adverse impact on the future growth of development and infrastructure would significantly and demonstrably outweigh the benefits (NPPF para 14, OS1 and BE1).

If this application is approved:

- a) It is intended by the Applicant to access the Site for construction along Fruitlands. It is the opinion of the Parish Council that Fruitlands (built by the Applicant), which has no pedestrian footways, is too narrow and not suitable as a construction access. Any approval should be conditional on strict restrictions on the times and volume of construction traffic to preserve the safety of pedestrians, cycle and motor traffic and protect the residents from the noise, nuisance and dust created by construction vehicles.
- b) Any approval should also prohibit further development on the site to preserve the open space and amenity of the development.
- c) If consent is granted, following advice from the District Council on S106 contributions the Parish Council request for the benefit of residents a developer contribution of £36,630

towards sport and recreation, play areas or street furniture or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent.

DS for Eynsham Parish Council, 04/06/15