

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Oxfordshire

Application no: P15/S2902/O-3

Proposal: Amendment: Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavillion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure.

Location: Land to the north east of Didcot Didcot

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Strategic Comments

Overall view of Oxfordshire County Council:

Objection on transport grounds

No objection in principle to development of this site

Comments:

Previous comments were provided on 16 October 2015 and 1 February 2016. The amendments to the masterplan do not result in any changes to our response.

Discussions are ongoing in respect of the viability of the development, and what the contributions will be if the application is approved.

The transport objection outlined in the previous response concerns the applicant's proposal to rely on a suite of strategic transport infrastructure requiring financial contributions from this and other developments as well as other funding, and how the timing of this is uncertain.

Please refer to our 16 October 2015 response for archaeology, education, property, minerals and waste, ecology, fire service, and local Member comments.

Discussions are ongoing in respect of the school sites to ensure that the sites meet the Oxfordshire County Council Education requirements set out in the document ref 26395 – in particular addressing car parking, and ensuring that the sites are not subject to any flood risk.

Officer's Name: Lynette Hughes

Officer's Title: Senior Planning Officer

Date: 24 May 2016
