

Comments for Planning Application 19/01038/FUL

Application Summary

Application Number: 19/01038/FUL

Address: Ivy Lane Osler Road Oxford Oxfordshire OX3 9DT

Proposal: Demolition of existing buildings. Phased construction of key worker housing comprising 56 cluster units, 21 x 1 bed studio apartments, 48 flats (17x1 bed, 31 x 2 beds), management office and associated works including parking and landscaping.

Case Officer: Sarah Orchard

Customer Details

Name: Mr Howard Stanbury

Address: 29 St Andrew's Road, Oxford, Oxfordshire OX3 9DL

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Access
- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on pollution
- Effect on traffic
- Information missing from plans
- Noise and disturbance
- Not enough info given on application

Comment: I am writing in my capacity as secretary to the Friends of Old Headington with respect to application 19/01038/FUL | Demolition of existing buildings. Phased construction of key worker housing comprising 56 cluster units, 21 x 1 bed studio apartments, 48 flats (17x1 bed, 31 x 2 beds), management office and associated works including parking and landscaping. | Ivy Lane Osler Road Oxford Oxfordshire OX3 9DT

There is obviously a real need for the Hospital Trust to upgrade its key-worker housing.

Clearly there are cost constraints on this type of development, but bearing that in mind the buildings are relatively acceptable. The use of brick as a facade material is good, as it weathers well, and the colour is acceptable too. Allowance has been made for landscaping, and car parking is minimised and reduced from the present allocation, as most occupiers can walk or cycle to work. The block nearest the Conservation Area is no higher than the existing buildings. There are very few views of the development from neighbouring streets.

So bearing all that in mind, the main impact on local residents is likely to be noise from the site and construction traffic - there will obviously be a large amount of construction traffic for a number of years. At the public consultation we were told that it is planned to use the existing internal site road that leads to the existing entrance by the Manor Surgery on Osler Road. (We were told that the Ivy Lane entrance is too small for construction lorries).

However, an initial scan of the 70 documents that comprise the planning application reveals no detailed construction management plan. The Friends recommends that approval be subject to the presentation of a development plan that assesses the size and impact of construction traffic over the period of the development. Construction traffic should avoid whenever possible residential streets of Old Headington and Osler Road. Serious consideration should be given to preparing access for heavy traffic via Headley Way and along the access road on the northern side of the hospital and create temporary access to Ivy Lane opposite the Weatherall Institute for Molecular Medicine.

In a separate submission by email we show the proposed access point in photos.

The Friends of Old Headington (FOH) was formed by a group of local residents in 1959 to protect the special character of Old Headington village, what is now the Old Headington Conservation Area. FOH is an active membership organisation with elected trustees which meet regularly to promote our aims, which include

- * retaining Old Headington as a village, with special emphasis on preserving its lanes, walls, grass verges, and trees;
- * ensuring that new buildings and alterations are in keeping with the existing character of the village;
- * co-operating with the Oxford Preservation Trust and the City Council in their declared policy of preserving the village; and
- * involving as many as possible to achieve these aims successfully.

The Friends also organise local community events, including an annual AGM.