

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 13th March 2017

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

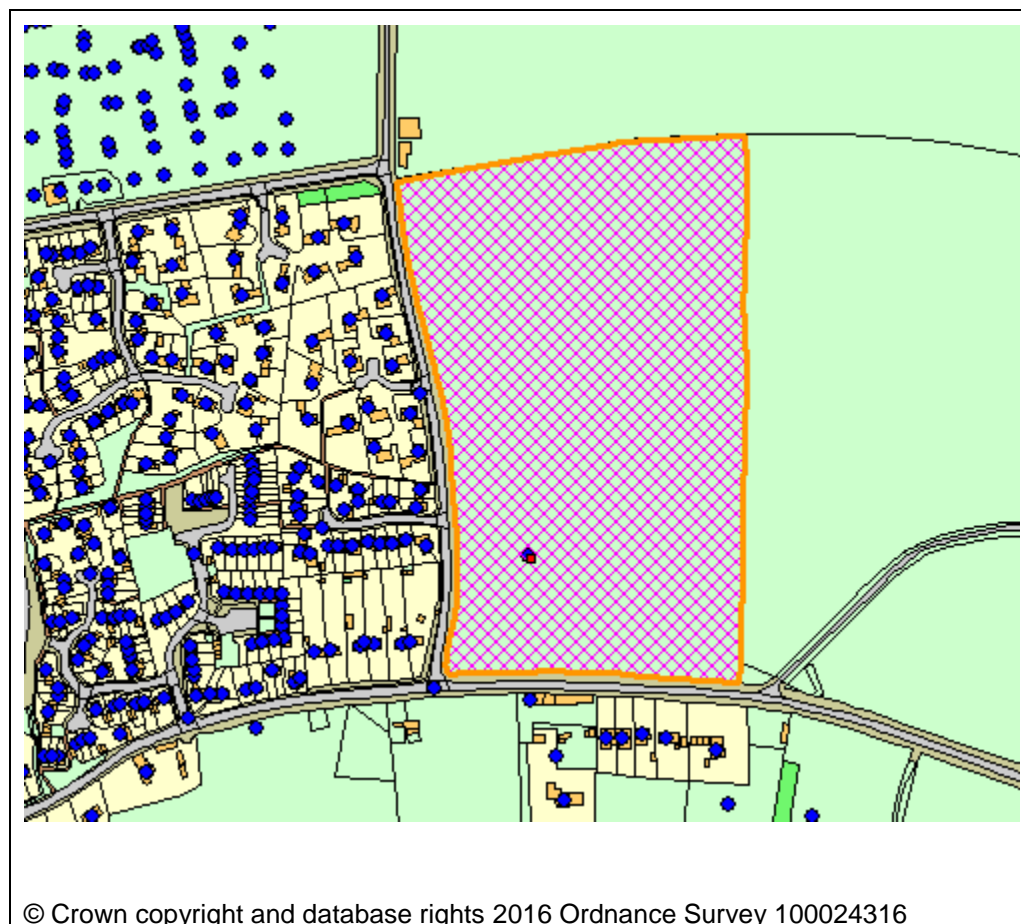
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

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Application Number	16/03415/OUT
Site Address	Land East of Mount Owen Road Bampton Oxfordshire
Date	1st March 2017
Officer	Catherine Tetlow
Officer Recommendations	Approve subject to Legal Agreement
Parish	Bampton Parish Council
Grid Reference	432221 E 203365 N
Committee Date	13th March 2017

Location Map



Application Details:

Outline planning application for demolition of existing buildings and erection of up to 160 residential dwellings including up to 40% affordable housing, creation of new vehicular access off of Mount Owen Road and provision of public open space with associated infrastructure and earthworks. All matters reserved except accessibility to the site, for vehicles in terms of the positioning and treatment of the access to the site.

Applicant Details:
Gallagher Estates Ltd
C/O Agent

I CONSULTATIONS

- I.1 WODC Head Of Housing No objection.
- I.2 Parish Council
- Strongly object
- The site is outside village boundary and has not been identified as suitable be WODC.
- Development should be logical complement to existing scale and pattern of development, and should not adversely impact on the locality.
- The proposal would have an adverse impact on the eastern entrance to the village, and be seen as an add-on, affecting the character and appearance of the area.
- Unacceptable increase in population.
- The land has a history of flooding in the north east corner. There are concerns regarding appropriate drainage and flood risk.
- Thames Water has acknowledged issues with foul drainage and water supply.
- The site is not located where there is employment and good public transport.
- The availability of public transport has reduced.
- More car journeys, congestion and impact on highway safety.
- Cycling is not a realistic option.
- Increase in pollution arising from more traffic.
- Strain on local services including the doctors' surgery and school.
- Demand for parking in the village and parking congestion.
- There is limited existing employment and new jobs will not be created.
- Local demand for affordable housing will be met by existing permitted developments.
- The proposal should be considered in the context of other housing developments in Bampton.
- Pace of change should allow the community to adapt and new development to assimilate.
- This is a speculative application motivated by the lack of a WODC 5 year supply.
- The proposal does not represent sustainable development.
- I.3 Major Planning Applications Team
- Highways
- The village only has access to a two-hourly bus service and a contribution of £160,000.00 will be required to increase frequency to an hourly daytime service
- Although a footway has been requested to be provided to the east side of Mount Owen Road, it has now been agreed that a footway can

be provided within the site with suitable crossing points on Mount Owen Road.

Archaeology

No objection subject to conditions

Education

No objection subject to financial contributions

Property

No objection subject to financial contributions

Minerals and waste

No objection

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| I.4 | Wildlife Trust | No comments received. |
| I.5 | WODC Architect | No comments received. |
| I.6 | Environment Agency | No comments received. |
| I.7 | Biodiversity Officer | No objection subject to conditions. |
| I.8 | ERS Env Health - Lowlands | No objection subject to condition |
| I.9 | WODC Landscape And Forestry Officer | No comments received. |
| I.10 | WODC - Sports | No objection subject to financial contributions: £184,960.00 towards sport and recreation and £130,880.00 towards play/recreation. |
| I.11 | Thames Water | <p>Waste Comments</p> <p>With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied -</p> <p>"Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority</p> |

liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 1.12 WODC - Arts A S106 contribution of £20,160.00 is required to enhance public spaces by creating artist led bespoke features.

2 REPRESENTATIONS

2.1 117 objections have been received referring to the following matters:

- Impact on drainage and flood risk.
- Amount of housing disproportionate to size of village and over-development. Rate of growth with new housing developments unacceptable and does not allow proper assimilation. Impact on village life and identity.
- Detrimental to eastern approach to village and impact on landscape.
- The village will not support additional housing. Inadequate facilities and impact on infrastructure, particularly doctors and school.
- Mount Owen Road is too narrow to provide access. It would be better to access from Aston Road. Highway network inadequate.
- Impact on the character of the area, loss of greenfield site and urban sprawl.
- Inadequate public transport. Site poorly located for cycling and walking. Does not minimise need to travel.
- Increase in traffic and pollution.
- Site cannot be considered sustainable. Benefit will not outweigh harm.

- The site is separate from the village and does not constitute infill. Lack of connection with village.
- Starter homes and smaller units would be preferable.
- Disturbance and pollution.
- Roads in poor condition.
- Impact on the character and appearance of the area.
- Impact on highway safety.
- Site not identified as suitable in local plan.
- High parking demand and parking congestion in the village leading to inconvenience and loss of trade.
- Little employment in Bampton.
- Public consultation by developer inadequate.
- Inaccurate information provided by applicant.
- Precedent for further development will be created.
- WODC pre-application advice rejected the site.
- Impact on residential amenity.
- Lack of 5 year housing land supply being exploited by developers.
- Sewerage and water supply inadequate.
- Uptake of CALA homes should be considered as regards demand.
- Impact on structure of listed buildings as a result of passing HGVs.
- Architectural quality of CALA scheme poor and should not be repeated.
- Impact on attraction to visitors and tourism.
- Will not promote economic growth.

2.2 A proforma objection produced and circulated by Save Bampton's Future has been signed and submitted by 23 objectors. The grounds for objection are summarised as:

- Bampton is facing a deluge of houses with 167 being built at New Road, and a further 116 possible at Aston Road, together with 160 now proposed at Mount Owen Road.
- Village cannot cope with level of expansion.
- Intolerable pressure on the school, sewers, parking and traffic.
- Unique character of Bampton under threat.
- Lack of 5 year housing land supply means assumption in favour of sustainable development.
- Until the local plan is ratified Bampton remains vulnerable to landowners and developers.

2.3 A petition of 170 names has been submitted referring to the effect of unsustainable demand on the village.

3 APPLICANT'S CASE

3.1 The application is submitted in outline and proposes the erection of up to 160 new homes, with all matters reserved apart from means of access. Bampton is recognised as a sustainable settlement by the Council in adopted and emerging Local Plans, and is a 'second tier' settlement, alongside Burford, Charlbury, Eynsham, West Oxfordshire Garden Village and Woodstock. The site does not have any landscape or other Local Plan designations or restrictions.

3.2 The Council cannot demonstrate a 5 year supply of deliverable housing sites and the new Local Plan has not passed through all its stages. As such, as recognised by the Council in considering applications at recent planning committees (and through recent appeal decisions in WODC), the

provisions of paragraphs 49 and 14 of the NPPF are engaged, such that the so called tilted balance in favour of development is invoked, unless the LPA can demonstrate significant and demonstrable harms that justify refusing consent.

- 3.3 The applicant has been promoting the site through the Local Plan process as a suitable site for allocation to meet the District and Bampton's housing needs. Gallagher will continue to promote the site through the forthcoming EIP, particularly in light of the current shortfall between the proposed sources of supply and the overall housing target - and particularly as the site has no identifiable constraints, as demonstrated through this planning application.
- 3.4 As demonstrated in the application submission, the development will provide a sustainable development comprising a mix of dwellings, which sensitively responds to the surrounding site context. The range of studies that have been undertaken to support this planning application demonstrate that a high quality development will be achieved at the site. There are no identified environmental, technical or other reasons why planning permission should not be granted in this case. No infrastructure deficiencies have been identified that cannot be mitigated, and there are no highway objections to the proposals.
- 3.5 It has been clearly demonstrated that as such there is no identified harm which would significantly and demonstrably outweigh the substantial benefits which would be achieved. The applicant and its consultant team has sought to work closely with WODC and statutory consultees to address the comments received during the determination period, and to secure an appropriate package of measures to mitigate potential impacts of the proposed development through the Section 106 Agreement which will be attached to any grant of planning permission.
- 3.6 As such the proposals should be granted permission in accordance without delay, with the presumption in favour of substantial development and accordingly the planning application and residential proposals contained therein are therefore commended to West Oxfordshire District Council.

4 PLANNING POLICIES

BE1 Environmental and Community Infrastructure.
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
BE13 Archaeological Assessments
BE18 Pollution
H2 General residential development standards
H7 Service centres
NE1 Safeguarding the Countryside
NE3 Local Landscape Character
NE6 Retention of Trees, Woodlands and Hedgerows
NE13 Biodiversity Conservation
NE15 Protected Species
H11 Affordable housing on allocated and previously unidentified sites
TLC7 Provision for Public Art
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS4NEW High quality design

OS5NEW Supporting infrastructure
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH1NEW Landscape character
EH2NEW Biodiversity
EH5NEW Flood risk
EH6NEW Environmental protection
CA3NEW Carterton sub-area Strategy
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The proposal is an outline application for the erection of up to 160 dwellings on a greenfield site to the east of the village of Bampton. The illustrative layout shows where the houses would be likely to be built and indicates that there would be significant areas of land given over to drainage features and landscaping. A range of supporting information has been provided. The Design and Access Statement indicates a mix of units up to 2.5 storey in height.
- 5.2 The site lies in a prominent position on the approach to the village from the east. It is bounded on all sides by mature hedgerow with some hedgerow trees, and is under arable cultivation. There are agricultural fields to the north and east. To the south is a small group of dwellings fronting the Aston Road (A4449). To the west is a modern housing development with some properties fronting Mount Owen Road.
- 5.3 The boundary of the Bampton Conservation Area lies approximately 165m away to the west, at its closest point to the site. There are no listed buildings in close proximity. The site is not within a designated area.
- 5.4 There is no relevant planning history.
- 5.5 The site was not identified in the SHLAA 2014, and is not allocated in the modifications to the emerging local plan. However, in the SHELAA November 2016 the site is included as site 331 and considered to be suitable for housing development in the 10 to 15 year timescale. It is noted that development will have implications for the provision of infrastructure in Bampton. Inclusion in the SHELAA represents a change in circumstances since the proposal was considered at the pre-application stage by Officers, and presented to residents by the applicant in their community engagement exercise.
- 5.6 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle
Siting, design and form
Landscape
Highways
Trees, landscaping and ecology
Drainage
Residential amenity
SI06 matters

Principle

- 5.7 Bampton is classified in the Local Plan 2011 as Group C settlement (service centre). Based on the settlement sustainability, weighted assessment (Dec 2013), the village is ranked lowest of the service centres assessed in terms of services and facilities available.
- 5.8 The village benefits from services, including a primary school, community building, sports facilities and pub. It is approximately 3 miles from Carterton which is a higher order settlement providing a full range of services.
- 5.9 Local Plan 2011 Policy H7 would not allow for the development of the application site because it involves new build housing that does not constitute infilling or rounding off. However, this policy is considered to be out of date.
- 5.10 Following the first sessions of the Examination of the emerging Local Plan 2031 in November 2015, the Council undertook further work on housing land supply matters, including a call for additional sites to be considered in a review of the SHLAA. In October 2016 the Council published an updated Housing Land Supply Position Statement and modifications to the Plan. The 5 year requirement is now based on the 660pa midpoint identified in the SHMA. This gives rise to a requirement over the plan period of 13,200 dwellings. Added to this will be WODC's apportionment of Oxford City's unmet need 2,750 dwellings, and the accumulated shortfall since the year 2011, 1836 dwellings. In order to maintain an annual requirement that is realistically achievable, Oxford's unmet need will be dealt with after the year 2021 to take account of lead - in times, and the accumulated shortfall will be spread over the plan period using the "Liverpool" calculation. The supply includes commitments, small sites and allocations which total 4,514 dwellings. This gives rise to a 5.5 year supply. However, the convention is to use the "Sedgefield" method of calculation where the shortfall is dealt with in the next 5 year period rather than being spread over the entire plan period. Using this calculation, the 5 year supply is 4.18 years. The Council will be making a case for "Liverpool" at the resumed Examination, but accepts that this is currently untested and not endorsed by the EiP Inspector. Accordingly, prior to further monitoring information becoming available and the outcome of the Examination, it remains appropriate to apply "Sedgefield" and therefore it is acknowledged that the Council cannot currently demonstrate a 5 year supply. In this context paragraphs 14 and 49 of the NPPF are engaged.
- 5.11 Emerging Local Plan 2031 Policy OS2 refers to rural service centres such as Bampton being relatively constrained and notes that these are intended to accommodate a modest level of development of an appropriate type that will reinforce their existing service centre role. Emerging Policy H2 allows for housing development on undeveloped land within or adjoining the built up area where the proposal is necessary to meet housing needs and is consistent with a number of criteria (now expressed in OS2), and is consistent with other policies in the plan. The

emerging Local Plan does not impose a ceiling on development in any given settlement or sub-area, and Officers are mindful of the Government requirement that authorities should boost significantly the supply of housing.

- 5.12 It is acknowledged that the site does adjoin the existing built up area of the village, albeit not immediately adjacent to existing development. Therefore, on the basis of emerging policies for the supply of housing, the location of the development proposed would be acceptable in principle. Whilst the SHELAA envisages the site potentially contributing to housing land supply in the 10 to 15 year period, this does not preclude its coming forward sooner.
- 5.13 The weight to be attached to policies for the supply of housing is currently limited. With reference to a range of policy considerations, and the balancing of harm and benefit required under paragraph 14 of the NPPF, the detailed merits of the proposal are assessed below.

Siting, Design and Form

- 5.14 An indicative layout has been provided, and this shows that a scheme of 160 dwellings can readily be accommodated within the site area.
- 5.15 The layout shows an intention to set buildings back from the periphery of the site, and significant landscaped buffers would be provided, particularly to the east, north and north east. The existing boundary hedges would be retained, except where removal is necessary to facilitate access.
- 5.16 It is understood that the houses would be up to 2.5 storey. Whilst the existing properties in this location are two storey, the house types are for future consideration as part of a subsequent reserved matters application. Nevertheless, 3 storey form has been approved at the CALA site at New Road and 2.5 storey is likely to be acceptable. The design would in all probability be inspired by vernacular forms.

Landscape

- 5.17 The site lies within the Western Thames Fringes character area, as identified in the West Oxfordshire Landscape Assessment. The landscape type is semi-enclosed flat vale farmland which has moderate to low inter-visibility. Bampton itself is identified as a key settlement in the assessment. It is noted that the east of the village has a harsh urban edge with prominent buildings and street lighting. The analysis recognises a need to soften the appearance of this edge, but at the same time resist further urbanisation of the road corridor outside the urban area. The site forms part of an open view out from the village.
- 5.18 It is recognised that the development would have significant visual impact locally, in replacing an open field with a substantial amount of housing. However, the existing eastern edge of the village is acknowledged to be harsh and the proposal would add built form to existing modern, unremarkable housing. Although the edge of the settlement would move eastwards, the proposal offers the opportunity to introduce significant landscaping that would ameliorate its effects.
- 5.19 When approached from the east, the development would be viewed against a backdrop of the village and existing development. Looking in a north westerly direction from public viewpoints

to the east, the view would take in the CALA Homes site at New Road which is on slightly higher ground.

- 5.20 Some harm in landscape terms is acknowledged and this needs to be factored into the planning balance.

Highways

- 5.21 Access would be taken from Mount Owen Road, by way of one main estate road, with secondary pedestrian access provided elsewhere along Mount Owen Road. No access is proposed onto Aston Road.
- 5.22 The means of access proposed is acceptable and suitable visibility splays can be provided.
- 5.23 OCC originally requested that a footway is provided along the length of the site frontage to Mount Owen Road. Whilst it is acknowledged that this would improve overall accessibility, the need for this is questioned. The vast majority of pedestrian movements will be towards the village to the west, where crossing Mount Owen Road will allow pedestrian movements along the existing footway on the west side of the road. The retention of the existing verge and ditch on the site frontage to the east of the road is considered to be of greater benefit than the advantages of providing a new footway. Movements in a north-south direction can take place within the site on a new footway and designated crossing points of Mount Owen Road can be provided. This solution is now not objected to by OCC subject to condition.
- 5.24 The site is located within a reasonable level walking and cycling distance of the village facilities.
- 5.25 The existing bus service is limited and a developer contribution will be required towards increasing bus frequency.
- 5.26 A number of off-site highways works will be required to facilitate crossing points at Mount Owen Road. These will be the subject of a S278 agreement.
- 5.27 Some objectors have referred to parking demand in the village and the difficulty of parking affecting the viability of businesses. However, as the proposed development is within walking and cycling distance of the village, it is likely that residents who are aware of restricted parking would walk or cycle to local amenities. If, as some objectors suggest, the parking in the centre of the village is at saturation point, the situation could not be logically made worse by adding to the number of residents on the periphery of the village.
- 5.28 The availability of parking at the school is constrained and can create congestion, but this would not represent a reason to resist the proposal.

Trees, landscaping and ecology

- 5.29 There are hedgerows on all boundaries of the site and some trees. The development would not encroach into peripheral areas of the site, except for a small amount of removal to facilitate the new vehicular and pedestrian accesses. The peripheral planting would be retained.

- 5.30 Subject to the submission of a full tree protection plan which can be secured by condition, it is considered that there would be no detriment in landscape terms arising from the treatment of trees on the site. The proposal therefore complies with Local Plan Policy NE6.
- 5.31 A reserved matters submission would include a landscaping scheme, and the illustrative plan indicates an intention to provide significant additional planting.
- 5.32 The submitted ecological report was considered by the Council's Biodiversity Officer and more information was required. This has been provided and the Council's Biodiversity Officer now raises no objection subject to conditions. The introduction of significant additional planting offers the opportunity to enhance biodiversity compared to the limited ecological value of the arable field.

Drainage

- 5.33 The site is within Flood Zone 1 and therefore at low risk of flooding. Although concern has been expressed locally about flooding and drainage, subject to a suitable sustainable drainage scheme being agreed, there is no reason to believe that the development would result in detriment as regards increased flood risk. Ponding on the site, in times of heavy rainfall, which has been highlighted by some objectors, is indicative of poor localised infiltration.
- 5.34 OCC as lead drainage authority raised some queries regarding the proposed surface water drainage scheme and further information was provided by the applicant in this regard. This is acceptable to OCC and no objection is raised on drainage grounds. A condition is recommended to deal with sustainable surface drainage and it is considered that a suitable drainage solution can be delivered on the site.
- 5.35 Thames Water has been unable to determine that the waste water infrastructure is sufficient. A condition is therefore recommended to require agreement of a drainage strategy prior to commencement of the development.
- 5.36 The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development and therefore a condition is required in relation to an impact study of the existing water supply. The study should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Residential amenity

- 5.37 The indicative layout shows that a development of 160 units can be accommodated on the site without causing material impacts on privacy, light or general amenity to nearby property. The detailed arrangement of buildings would be addressed at the reserved matters stage in any event.
- 5.38 It is acknowledged that short term effects can be experienced during the construction phase, such as construction vehicle movements, noise from construction activities, and pollution such as dust. However, the impacts arising can be ameliorated through compliance with a construction management plan which would be the subject of a condition.

Minerals consultation area

- 5.39 The proposed development would directly sterilise deposits of sand and gravel within the site and would indirectly sterilise sand and gravel deposits within adjoining land. The application therefore needs to be considered against Oxfordshire Minerals and Waste Local Plan policy SD10; and policy M8 in the Oxfordshire Minerals and Waste Local Plan: Part 1 - Core Strategy, Proposed Submission Document August 2015 should also be taken into consideration.
- 5.40 Mineral safeguarding areas in Oxfordshire have not yet been defined through the Minerals and Waste Local Plan. Policy M8 of the Core Strategy indicates those areas of mineral resource that are likely to be safeguarded but it is uncertain whether the application site will be included in a safeguarding area. In any case, only limited weight can as yet be given to this as a material consideration in the determination of this application. There is considerable uncertainty over the existence of a commercially workable mineral resource within the application site and constraints imposed by existing adjacent housing would be likely to preclude mineral working within much of the site. On the advice of OCC, there is not a sufficiently strong reason to justify the safeguarding of mineral deposits against sterilisation by the proposed development.

Contamination

- 5.41 The submissions have been assessed by WODC Pollution Control Officer and no objection is raised subject to condition.

S106 matters

- 5.42 The applicant has referred to the provision of 40% affordable housing which is a policy compliant contribution.
- 5.43 A contribution of £20,160 to enhance public spaces by creating artist-led bespoke features is required towards public art.
- 5.44 A contribution of £184,960 off site contribution towards sport/recreation facilities in Bampton. In addition, £130,880 for the enhancement and maintenance of play/recreation areas in Bampton.
- 5.45 A contribution to Primary education of £772,504 is required for the necessary expansion of permanent primary school capacity serving the area, at Bampton CE Primary School, an academy.
- 5.46 A contribution of £79,876 is required as a proportionate contribution to sustainable provision of sufficient nursery education provision.
- 5.47 A contribution of £160,000 towards increasing the frequency of bus service No. 19 which runs between Carterton and Witney from its current two-hourly service, Monday - Saturday daytime, to hourly (Monday - Saturday daytime).
- 5.48 A contribution of £48,355.00 towards extension of Bampton Library and increased book stock.
- 5.49 OCC has also requested an administrative fee to deal with the completion of the S106 and travel plan monitoring.

Conclusion

- 5.50 The site adjoins a village, which provides a range of amenities and is considered a suitable location for some new development. This is recognised by policy OS2 of the emerging Local Plan. Although concern is expressed by objectors regarding the availability of infrastructure and new development being disproportionate to the size of the village, no technical consultees have raised objections in relation to infrastructure capacity and it is considered that conditions and legal agreements can address appropriate provision.
- 5.51 Existing trees and hedgerow would be retained, save for limited removal to facilitate the development. The development would therefore sit within established landscape features, and additional landscaping would be provided as part of any future scheme. It is acknowledged that the development would represent a significant change in landscape terms and the character of the approach to the village would be harmed to a degree.
- 5.52 The vehicular and pedestrian access to the site is acceptable in highways terms, subject to conditions. Off-site works will be required to create crossing points on Mount Owen Road.
- 5.53 The site is designated as being at low risk of flooding within Flood Zone I and a sustainable drainage scheme can be secured by condition.
- 5.54 There would be no impact on protected species and mitigation and enhancements for wildlife can be secured by condition.
- 5.55 There is no reason to believe that residential amenity would be adversely affected and detailed layout and design will be considered at reserved matters in this regard. Short term effects as regards construction traffic and disturbance are to be expected and occur wherever significant development takes place.
- 5.56 Given that the saved Local Plan Policies for the supply of housing are time expired, and the emerging Local Plan is yet to complete examination and adoption, the Council cannot currently demonstrate a 5 year supply of housing. In this context, policies for the supply of housing are out of date and paragraph 14 of the NPPF is engaged. This requires that development is approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this context, significant weight is attached to the benefit of the provision of new housing, and in particular 40% affordable housing in this case. This is considered to outweigh the landscape harm. Accordingly, it is recommended that the application is approved subject to completion of legal agreements.

6 CONDITIONS

- I (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Details of the appearance, layout, landscaping and scale, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 The development be carried out in accordance with the following plans: Site Location Plan 1001 Rev 01; A_006; A_007; A_008_01; A_008_02; A_009; and A_010. The reserved matters submission shall be in general accordance with Illustrative Masterplan 10_02 Rev 02 and Parameters Plan 3501 Rev 01.
REASON: For the avoidance of doubt as to what is permitted.
- 4 No development shall take place (including demolition, ground works, vegetation clearance) until a construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:
- i. Risk assessment of potentially damaging construction activities;
 - ii. Identification of 'biodiversity protection zones';
 - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including hedgerow and hedgerow-buffer protection measures and a translocation method statement, and precautionary site clearance to take account of the likely presence of protected or priority species;
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
 - v. The times during construction when specialists ecologists need to be present on site to oversee works;
 - vi. Responsible persons and lines of communication;
 - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
 - viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
 - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
A report prepared by the Ecological Clerk of Works or a professional ecologist certifying that the required mitigation and compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.
REASON: To ensure that protected and priority species (amphibians, reptiles, badgers, hedgehogs and dormice) and habitats (hedgerows) are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and policies NE13, NE14 and NE15 of the West Oxfordshire Local Plan 2011, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 5 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
- i. Full specification of habitats to be created, including native, species-rich hedgerows, species-rich native grasslands, woodland, attenuation ponds and wet grasslands, and integral bird and bat boxes within new dwellings;
 - ii. Full specification of existing habitats to be enhanced, including hedgerows (infill planting) and ditches;
 - iii. All planting shall comprise native and locally characteristic species of local provenance;
 - iv. Description and evaluation of features to be managed; including location(s) shown on a site map;
 - v. Landscape and ecological trends and constraints on site that might influence management;
 - vi. Aims and objectives of management;
 - vii. Appropriate management options for achieving aims and objectives;
 - viii. Prescriptions for management actions;
 - ix. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period)
 - x. Details of the body or organisation responsible for implementation of the plan;
 - xi. Ongoing monitoring and remedial measures;
 - xii. Timeframe for reviewing the plan; and
 - xiii. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.
- The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.
- The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details.
- REASON: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular section 11), Policy NE13 of the West Oxfordshire District Local Plan 2011 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 6 Prior to occupation, a 'lighting design strategy for biodiversity' shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- i. Identify those areas/features on site that are particularly sensitive for foraging and commuting bats and bat roosts; and
 - ii. Show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- REASON: To protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular section 11),

and policies NE13 and NE15 of the West Oxfordshire Local Plan 2011 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 7 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- (i) Discharge Rates
- (ii) Discharge Volumes
- (iii) Maintenance and management of SUDS features (including contact details of any management company)
- (iv) Sizing of features - attenuation volume
- (v) Infiltration in accordance with BRE365
- (vi) Detailed drainage layout with pipe numbers
- (vii) SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
- (viii) Network drainage calculations
- (ix) Phasing
- (x) The plans must show that there will be no private drainage into the public highway drainage system

REASON: To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework.

- 8 Prior to the commencement of the development hereby approved, full details of the location, surfacing and lighting of the pedestrian/cycle accesses within the site and linking the development to the highway at Mount Owen Road shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development, construction of the pedestrian/cycle accesses shall be carried out in accordance with the approved details and retained thereafter.

REASON: In the interests of highway safety and of travel by sustainable modes of transport in accordance with the National Planning Policy Framework.

- 9 Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway at Mount Owen Road, including position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of any of the dwellings, the means of access shall be constructed and retained in accordance with the approved details.

REASON: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

- 10 Prior to commencement of the development a residential travel plan shall be submitted to and approved by the local planning authority in consultation with the local highway authority. The plan shall incorporate details of the means of regulating the use of private cars at the development in favour of other modes of transport and the means of implementation and methods of monitoring. Travel information packs shall be provided to every resident on first occupation and the travel information pack shall be updated on occupation of the 80th dwelling.

REASON: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

- 11 Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways, car parking, turning areas to serve the dwellings, and cycle parking, which shall include construction, layout, surfacing, lighting and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways, parking, turning areas and cycle parking to serve those dwellings shall be constructed in accordance with the approved details and retained thereafter.

REASON: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

- 12 The reserved matters detailed road layout shall allow for the access and turning of a refuse lorry of not less than 11.6m in length so as to enable such a vehicle to enter and leave all roads safely in forward gear. The development shall be carried out in accordance with the approved details and such facilities shall be retained thereafter.

REASON: In the interests of highway safety.

- 13 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 14 The development shall not commence until an impact study of the existing water supply infrastructure has been submitted to and approved by the local planning authority in consultation with the water supply undertaker. The study shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 15 Prior to any site clearance and the commencement of the development the applicant, or their agents or successors in title shall secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation, relating to the application site area, which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF.

- 16 Following the approval of the Written Scheme of Investigation referred to in Condition 15, and prior to any site clearance on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme

of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority by a date to be agreed with the Local Planning Authority.

REASON: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF.

17 A. Site Characterisation

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall consider any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) A site investigation, establishing the ground conditions of the site, a survey of the extent, scale and

nature of contamination;

(ii) A 'developed conceptual model' of the potential pollutant linkages with an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems.

B. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation

objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer

shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination. An assessment must be undertaken in accordance with the requirements of part A, and where

remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of part B.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must be submitted to and approved in writing by the Local Planning Authority in accordance with part C.

REASON: To ensure satisfactory development in the interests of the environment and human health.

- 18 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.
- 19 No development, including any works of demolition or site clearance, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security fencing and hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - VIII Hours of operation
- REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and public safety are in place before work starts.
- 20 Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a superfast broadband service (>24mbs) to that dwelling from a site-wide network, is in place and provided as part of the initial highway works, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
REASON: In the interest of improving connectivity in rural areas.
- 21 The development shall be carried out in accordance with the "Tree Information - Introduction to Stage A" by Ian Keen Limited dated 10/08/16 and referenced AP/9299/WDC, including retention of trees and hedgerow in accordance with drawings 9299/01 1/2, and 9299/01 2/2, except where removal is necessary to provide the approved means of vehicular and pedestrian access. Prior to commencement of the development (including site clearance) all trees and hedgerows to be retained shall be protected in accordance with a scheme complying with BS 5837:2012: 'Trees in Relation to design, demolition and construction'. A tree protection plan shall have first been submitted to, and approved in writing by, the Local Planning Authority. The

approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

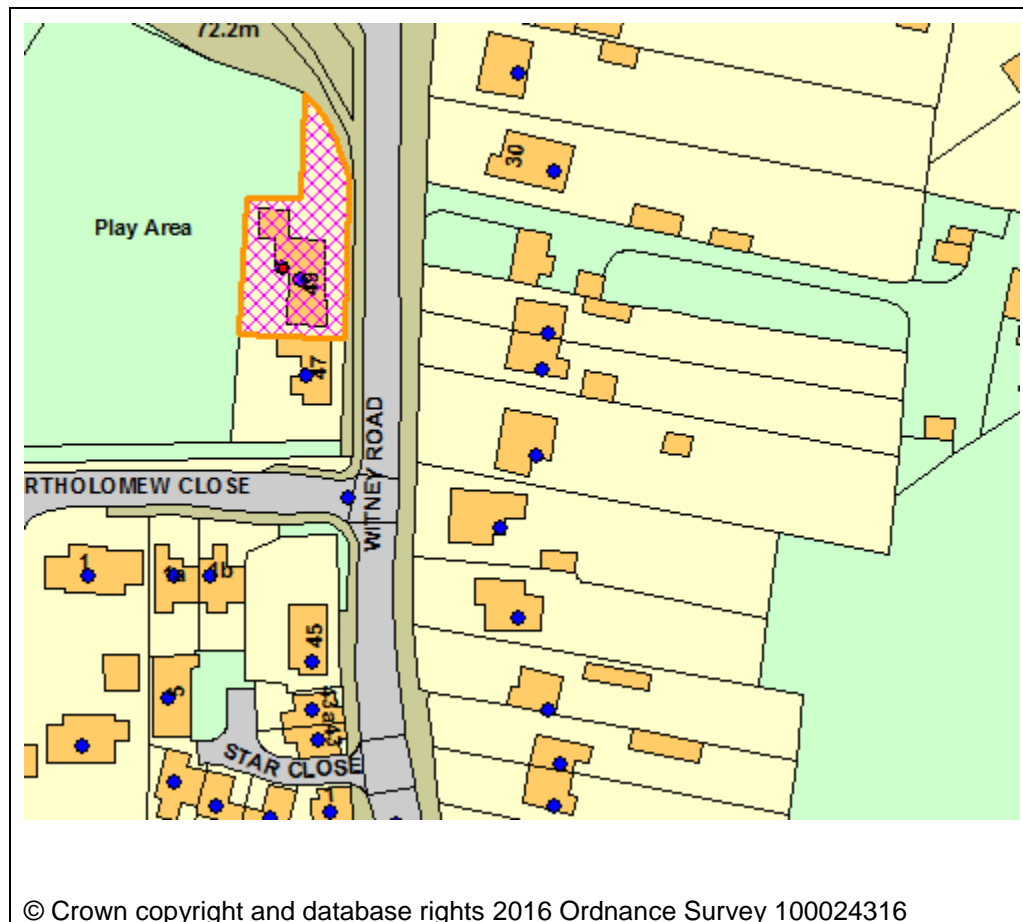
REASON: To safeguard features that contribute to the character and landscape of the area.

NOTES TO APPLICANT

- 1 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Further information can be found at the following websites:
West Oxfordshire District Council website:
<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> (download a copy of the 'Biodiversity and Planning in Oxfordshire' guidance document under the heading 'Environment, nature and open space' and selecting 'Biodiversity' from the drop down box)
Biodiversity Planning toolkit:
http://www.biodiversityplanningtoolkit.com/stylesheet.asp?file=621_what_are_nationally_protected_species
Bat Conservation Trust:
<http://www.bats.org.uk/>
Natural England:
<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>
- 2 Location of the Highway Boundary - The applicant is advised to check the location of the highway boundary before completing any works that fall outside of the red line boundary of the site. Please be advised that the highway boundary is the roadside edge of the ditch when there is a drainage ditch present, as is the case in this instance. Please contact Oxfordshire County Council's Highway Records team at: LandandRecords@Oxfordshire.gov.uk.
Residential Travel Plan - The draft travel plan needs more work to make the objectives SMART (specific, measurable, achievable, realistic, and time-orientated). Please see Oxfordshire County Council's guide "Transport for New Developments," which can be accessed at: <https://www.oxfordshire.gov.uk/cms/content/travel-plans-statements-and-advice>.
Road Agreements under Sections 38 and 278 of the Highways Act 1980
Please contact Oxfordshire County Council's Road Agreements team at: RoadAgreements@Oxfordshire.gov.uk.

Application Number	16/03691/FUL
Site Address	49 Witney Road Eynsham Oxfordshire OX29 4PL
Date	1st March 2017
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Eynsham Parish Council
Grid Reference	442696 E 209665 N
Committee Date	13th March 2017

Location Map



Application Details:

Proposed conversion of existing children's day nursery into one dwelling with associated minor internal and external alterations. (Amended Description and Plans)

Applicant Details:

Mr Roger Farrell
49, Witney Road
Eynsham
OX29 4PL

1 CONSULTATIONS

- 1.1 OCC Highways No Comment Received.
- 1.2 Parish Council Eynsham Parish Council objects to this application. It is presumed the applicant is seeking change of use from D1 to C3. However, this application, together with 16/03692/FUL would create a total of three separate dwellings with a total of 7 bedrooms, which would be overdevelopment of the site contrary to BE2. There are only five parking spaces allocated for the three dwellings which is insufficient and could result in on street parking on Witney Road, one of the busiest routes in Eynsham, contrary to BE3.

2 REPRESENTATIONS

- 2.1 No comments received.

3 APPLICANT'S CASE

- 3.1 A Design and Access Statement has been submitted with the original application. The conclusion has been summarised as:-

To conclude, as this application complies with current policy and the proposed has very minor external works which will improve the existing low quality design and enhancing the local character.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENTBackground Information

- 5.1 The application site is located within Eynsham along the Witney Road. The use of a children's day care nursery from a bed and breakfast use was approved in 2001. The application has been amended and now only proposes to change the use from the nursery use back to one dwelling.

- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 Officers consider that the principle of the proposed development is acceptable. There are alternative facilities within the village and as such officers do not consider that the proposal is unreasonable. The location is also considered sustainable.

Siting, Design and Form

- 5.4 There are no proposed changes externally to the existing building. As such your officers are of the opinion that the change of use will not adversely affect the visual amenity and appearance of the streetscene.

Highways

- 5.5 OCC Highways have not objected to the proposal in terms of parking on site or highway safety matters.

Residential Amenities

- 5.6 As the existing building is located within a residential area, and is of a detached nature, your officers do not consider that the proposal would adversely affect neighbouring properties' residential amenities.

Conclusion

- 5.7 Given that the application has been amended and now only proposes the change of use from the day nursery back to one dwelling, your officers consider that the dwelling in this location would be less intensive than the current use. Ample parking provision is provided on site and as such your officers consider that the proposal is acceptable.

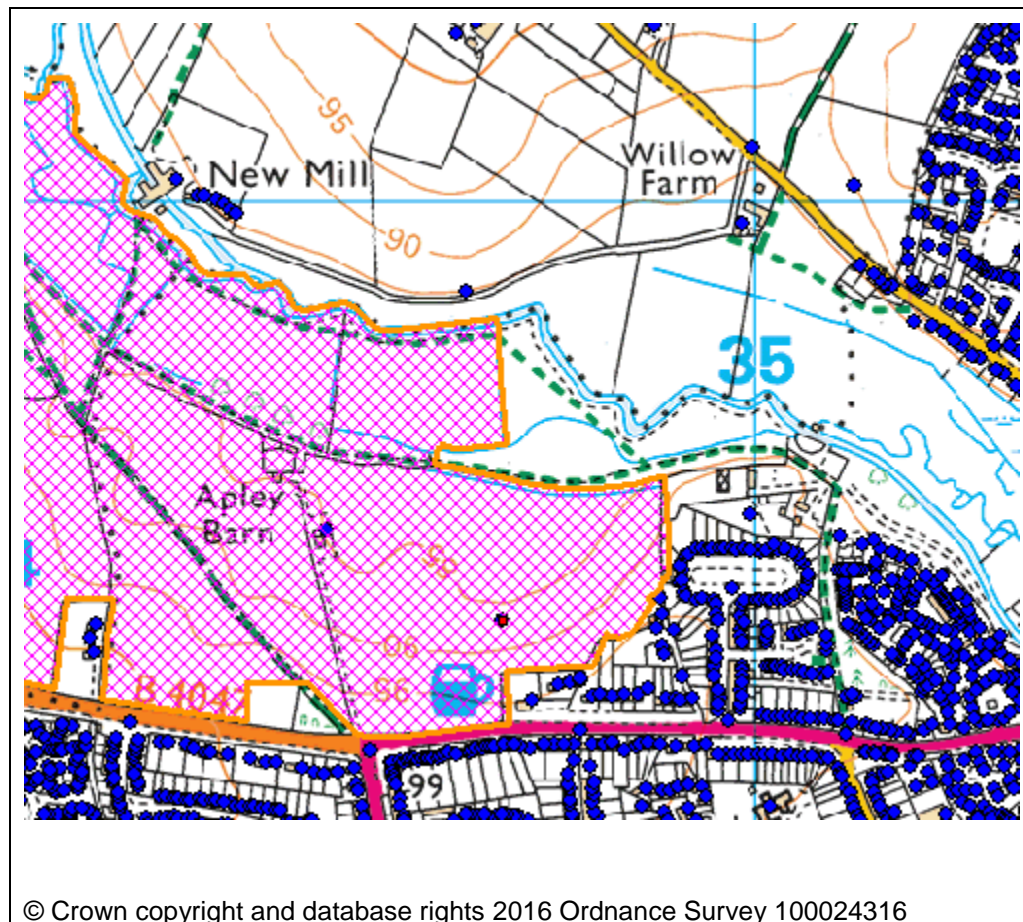
6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be carried out in accordance with the plans accompanying the application as modified by the letter(s) dated and accompanying plan(s).
REASON: The application has been amended by the submission of revised details.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions other than those expressly authorised by this permission, shall be constructed.
REASON: Control is needed to protect the residential amenities of the adjacent dwelling.
- 5 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

Application Number	16/04121/POB
Site Address	Land North of Burford Road Witney Oxfordshire
Date	1st March 2017
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	434666 E 210448 N
Committee Date	13th March 2017

Location Map



Application Details:

Discharge of planning obligations. (The Agreement relates to planning permission W2002/1003).

Applicant Details:

Mr Dean Fisher
Gladman House
Alexandria Way
Congleton Bussiness Park
Congleton
Cheshire
CN12 1LB

1 CONSULTATIONS

- | | | |
|-----|------------------------|---|
| 1.1 | Biodiversity Officer | No objection, full details in officer report. |
| 1.2 | WODC Legal And Estates | No Comment Received. |
| 1.3 | Town Council | Witney Town Council objects to this application and requests that the planning obligations are fulfilled. |

2 REPRESENTATIONS

2.1 18 letters of representation have been received to date and are summarised below:

- Protection of the hedgerow and the wildlife that lives within it
- Concerns with hedgerows and the removal of planting
- Effect on ecology
- Visual appearance
- Flooding
- Effect on ecology
- Design and layout
- Policy and Principle
- Landscape
- Highways
- Neighbourliness
- Policy and principle

3 APPLICANT'S CASE

- 3.1 In making this application, the applicant considers that they have adequately demonstrated that there is justification for the Planning Obligation to be modified, for the reason that the obligation to maintain small sections of hedge and field margin until 25th July 2018, on that part of the Site where development has been recently approved by the Secretary of State pursuant to the New Permission, no longer serves a useful purpose.

4 PLANNING POLICIES

BE2 General Development Standards
NE1 Safeguarding the Countryside
NE3 Local Landscape Character
NE4 Cotswolds Area of Outstanding Natural Beauty

NE6 Retention of Trees, Woodlands and Hedgerows

WIT3 Windrush in Witney

OS2NEW Locating development in the right places

OS4NEW High quality design

EH1NEW Landscape character

EH2NEW Biodiversity

WIT4NE Witney sub-area Strategy

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks the modification of planning obligation dated 24th July 2003 made between (1) Lighthome Limited (2) West Oxfordshire District Council and (3) Oxfordshire County Council. The Planning Obligation was entered into pursuant to an outline planning application W02/1003 for commercial development within use classes B1, B2 and B8.
- 5.2 The proposed modification is to replace the 'Site Plan' annexed to the Planning Obligation with drawing number 2013-065-501 ('Site Plan 2' attached at Appendix 8). Site Plan 2 excludes small sections of the Ecological Management Land from the land currently edged green on the Site Plan, two located along the frontage with Burford Road and one towards the northern boundary.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Ecology

The surrounding landscape and Cotswold AONB

Principle

Planning History

- 5.4 The Planning Obligation was linked to the implementation of the Planning Permission on the land formally known as Smiths Industries and is now where Medisense, Oxford Products etc are sited.
- 5.5 Clause 3.10 of the Planning Obligation set out obligations to carry out works on the Ecological Management Land as set out in an Ecological Management Plan which is annexed to the Planning Obligation, in accordance with a timetable set out therein. The Ecological Management Plan also set out management proposals for the Ecological Management Land, to be carried out for a period of 15 years from the date of the Planning Obligation (24th July 2003).
- 5.6 The Planning Permission has been implemented. To date, it is understood that the works and management of the Ecological Management Land pursuant to the Planning Obligation have all been complied with.

- 5.7 From the schedule of management requirements (set out on pages 4 and 5 of the Ecological Management Plan) there would appear to be a limited amount of further works required before the cessation of the management obligations on the 25th July 18. This is understood to be limited to hedge trimming in January 2018.
- 5.8 The Site has the benefit of the New Permission for residential development with a comprehensive scheme of planting and green infrastructure that will increase the biodiversity on the site. These proposals will manifest themselves within the reserved matters and the management requirements of those areas that will be agreed by the Local Planning Authority.
- 5.9 Accordingly, the planning obligation set out at clause 3.10 of the Planning Obligation no longer serves a useful purpose for the small section of hedge and field margin located at the point of the proposed vehicular access to the Site and the point of an emergency access boundary, as approved under the new Permission. The same is also true for a small section of planting and field margin along the northern boundary.
- 5.10 A large amount of concern has been raised by the general public in terms of the potential impact to the ecology and the landscape. As part of the application process we have consulted our ecologist who has provided the following comments:
- 5.11 The planning obligation related to the management and enhancement of the land in question for biodiversity (in line with the approved 15-year Ecological Management Plan), including the planting of hedgerows, trees and woodlands, controlling scrub, removing rubbish and fly tipping, and the restoration of dry stone walling. According to the information submitted, the majority of works have been completed and the plan period is nearly over (due in July 2018) with only a final hedgerow cut in January 2018 to be undertaken.
- 5.12 I therefore have no objection to the proposed modification shown on Site Plan 2 drawing no. 2013-065-501 dated 02-11-16, which relates to three areas of the red line boundary. These areas of the boundary will be affected by the proposed access points into the permitted residential development - main site access road and emergency access from southern boundary, and a pedestrian link in the northern boundary.

Conclusion

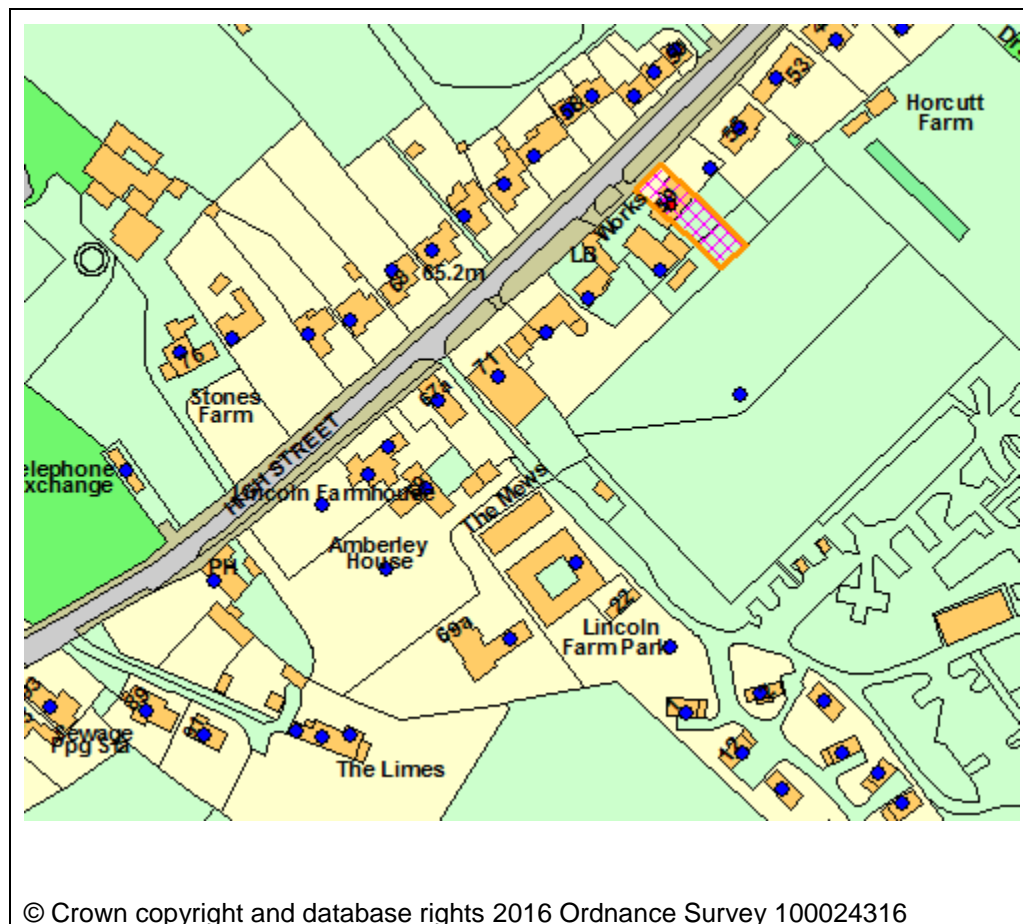
- 5.13 Following the above comments officers are therefore of the opinion that the proposed modification is considered to be acceptable and the concerns raised in terms of the impacts to the ecology are not something that could justify the refusal of the application and is therefore in accordance with policies BE2, NE1, NE3, NE4, NE6 and WIT3 of the Adopted West Oxfordshire Local Plan 2011.

6 CONDITIONS/REASONS FOR REFUSAL

No conditions apply.

Application Number	17/00102/HHD
Site Address	Glenden 59 High Street Standlake Witney Oxfordshire OX29 7RH
Date	1st March 2017
Officer	Jane Fray
Officer Recommendations	Approve
Parish	Standlake Parish Council
Grid Reference	439589 E 202961 N
Committee Date	13th March 2017

Location Map



Application Details:

Erection of detached double garage with private gym above.

Applicant Details:

Mr Jason Tubb
Glenden
59 High Street
Standlake
Oxfordshire
OX29 7RH

1 CONSULTATIONS

- 1.1 Parish Council Objection to this very large building as it constitutes an overdevelopment of the site. Also, there is no indication of provision of access for vehicles to what is supposed to be a garage with gym over.
If permission is granted the Council would like to see a condition applied that forbids the use of this building as a dwelling.
We have asked Councillor Hilary Fenton to have this application brought before the Lowlands Committee.

2 REPRESENTATIONS

- 2.1 No comments received

3 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OS4NEW High quality design
The National Planning Policy framework (NPPF) is also a material planning consideration.

4 PLANNING ASSESSMENTBackground Information

- 4.1 This application is to be heard before Committee at the request of the Ward Councillor, following concerns being raised by members of the Parish Council of over development of the site and potential for a separate dwelling unit.
- 4.2 The application relates to a modern, detached bungalow at 59, High Street, Standlake. The adjacent area is characterised by predominantly mixed residential development, however this site is adjacent to the Johnsons Engineering Company premises to its south west, which comprises a workshop and ancillary buildings. To the north east of the site is a new 'infill' dwelling. The rear, south east boundary of the site comprises open, chain-link fencing which backs onto the fields beyond.
- 4.3 The proposal is to demolish the existing flat-roofed garage extension to the side of the bungalow and to erect a detached double garage to the end corner of the rear garden, with a gable design roof and to have a domestic gym area in the attic. The building would measure approximately 9 metres in length, 6.8 metres in width, 2.5 metres to eaves and 3.7 metres to

ridge. Proposed materials are larch boarding to walls, a natural slate roof and grey upvc windows and personal door, with the garage doors being of timber construction.

- 4.4 In relation to planning history for the site it is noted that planning permission has been granted for a two storey and single storey rear extension and addition of first floor over the existing bungalow, under Reference 16/00313/HHD.
- 4.5 Taking into account current planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 4.6 Officers consider that the principle of provision of a detached outbuilding is acceptable in this location. The key issues are set out below:

Design/Impact on character and appearance of the dwelling

- 4.7 The property is currently characterised by its late twentieth century (1960's-1970's) design. It is also noted that the planning permission which was granted in 2016 for would result in a change to the character of the property, which is also a material consideration in relation to the scale and character of the current proposal. Due to the gabled-design of the proposed outbuilding and proposed fenestration, coupled with its footprint and height it is considered by officers that the proposal would be sympathetic to the detailing of both the existing property and/or the revised design approved for previous extensions and would represent a subordinate structure of acceptable character and appearance.

Residential amenity

- 4.8 No neighbour objections have been received in relation to amenity aspects. Given the proposed scale and position of the outbuilding, being set well away from neighbouring residential property, it is not considered by your officers that the scheme would give rise to a potential significant overshadowing or overbearing impact. At its closest point, the building would be 14 metres from the only adjacent dwelling, No. 57 High Street. (To the other side is a high boundary fence and adjoining buildings for the adjacent commercial use).
- 4.9 Furthermore, in relation to potential overlooking, this aspect has been carefully assessed on site by officers. There are windows and rooflights proposed to all of the elevations at first floor level. Although these would be a reasonable distance away from the adjoining garden and dwelling at No. 57 your officers consider that it would be reasonable to protect any potential views towards private amenity space for neighbours by adding a condition to any approval for obscure glazing and non-opening to any first floor windows which are less than 1.7 metres above floor level both to the north and east sides of the building.

Impact on the site and surrounding area

- 4.10 An objection has been received from the Parish Council in terms of the scale of the building representing over development of the site. This has been carefully assessed by your officers.

Whilst it is noted that the proposed building would be relatively large, due to its proposed location to the rear corner of the site to minimise any potential views from the public highway to the front, your officers do not consider that a building of this scale would be significantly harmful in terms of either its overall scale, or visual impact on the surrounding area or to the residential curtilage itself.

- 4.11 Concerns have also been expressed by the Parish Council in terms of the potential for the proposed building to be converted to a self-contained dwelling. Officers consider that this site would be unsuitable and would not be supportable in policy terms for a separate dwelling. It is therefore recommended that if planning permission were to be granted that a suitable condition should be attached to ensure that the building would remain ancillary to the host dwelling and not converted to a separate residential unit.

Impact on Highways

- 4.12 The County Highways Officer has raised no objections to the proposal. The site currently benefits from an existing vehicular access onto High Street to the front. The current off-street parking would be unaffected by the development and the scheme would result in additional parking provision.

Conclusion

- 4.13 In view of the above, your officers are of the opinion that the proposed development is acceptable and would not cause significant harm to the character or appearance of the host dwelling, the surrounding area, residential amenity, or highway safety issues. Officers have included suggested conditions to safeguard against potential overlooking and to prevent the conversion of the proposed outbuilding into a separate unit of living accommodation.

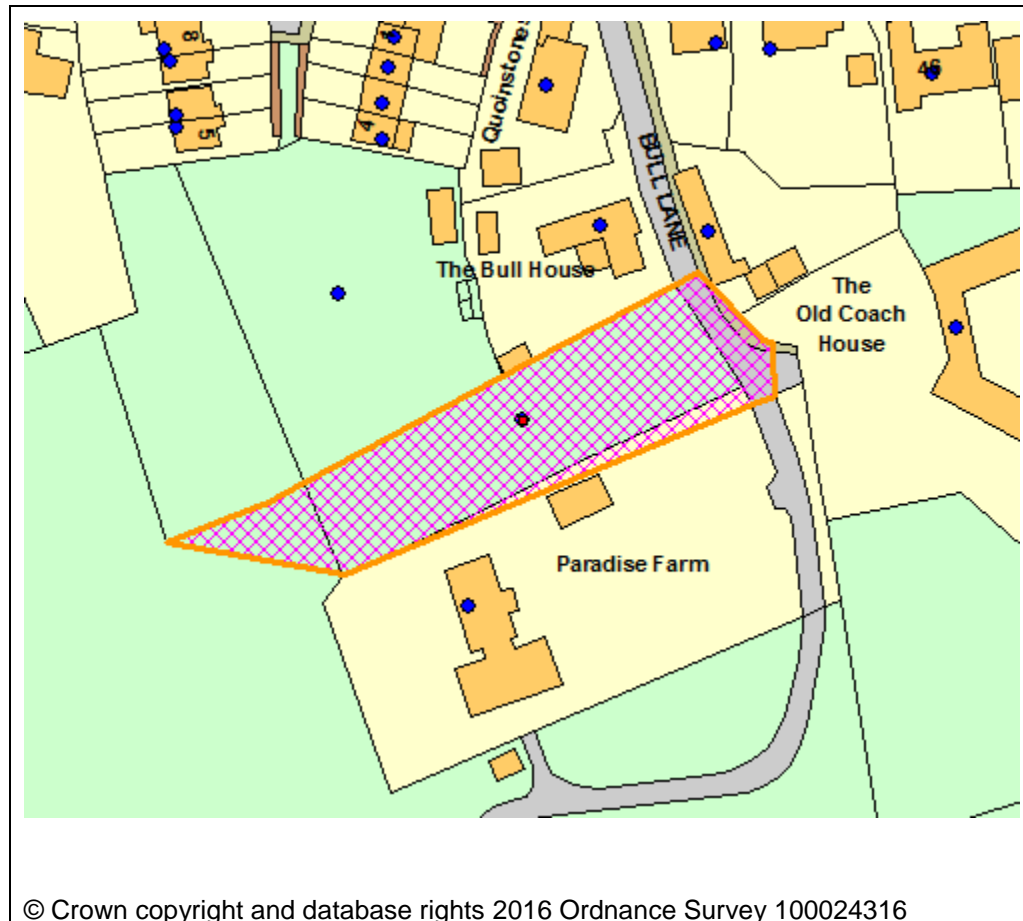
6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 The outbuilding hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling.
REASON: A separate dwelling in this location would represent an unacceptable and over-intensive form of 'backland' development which would be out of keeping with the character of the surrounding area.

- 5 Before first occupation of the building hereby permitted the windows and rooflights to the north west and north east elevations shall be fitted with obscure glazing and shall be fixed shut (without any opening mechanism) up to a minimum height of 1.7 metres above finished floor level and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.

Application Number	I7/00060/FUL
Site Address	Land North of Paradise Farm Bull Lane Aston Bampton Oxfordshire
Date	1st March 2017
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	434305 E 202749 N
Committee Date	13th March 2017

Location Map



Application Details:

Erection of four dwellings and associated works.

Applicant Details:

Mr & Mrs P. West
Paradise Farm
Bull Lane
Aston
BAMPTON
OX18 2DT

I CONSULTATIONS

- I.1 OCC Highways Part of the northern radius to the access appears to be outside of the red edged area and on 3rd party land. A minor amendment would be acceptable.
The provision of the turning area as shown will be beneficial to safety and convenience of users of this end of Bull lane.
The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.
No objection subject to conditions.
- I.2 WODC Architect No Comment Received.
- I.3 ERS Env Health - Lowlands Mr ERS Pollution Consultation I do not propose to object on amenity grounds.

New dwellings should be designed and erected according to the design standards stated in in BS.8233:2014 'Guidance on sound insulation and noise reduction for buildings'.
To ensure this, I suggest the following condition:

'The internal noise levels to be achieved in bedrooms and living rooms in the four residential properties post construction is 30 dBLAeq T (where T is 23:00 - 07:00) and 35 dBLAeq T (where T is 07:00 - 23:00). Noise from individual external events typical to the area shall not exceed 45dBLAmax when measured in bedrooms and living rooms internally between 23:00 and 07:00, post construction. Noise levels in gardens and open spaces should not exceed 55 dB LAeq 1 hour when measured at any period (in accordance with the World Health Organisation 'Community Noise' guidelines). Unless otherwise agreed in writing by the local planning authority. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.'

Advisory:

Approved Document 'E' of the Building Regulations 2003 lists performance requirements for minimum airborne sound insulation performance and maximum impact sound insulation.

- I.4 Biodiversity Officer No Comment Received.
- I.5 Parish Council The Parish Council does not wish to object to the application. However, the Parish Council would like to submit the following comments for consideration:
- We would like the District Council to ensure that the applicant prepares and agrees a construction traffic management plan with the District Council before construction can commence and would like this to include a prohibition on contractors' vehicles being parked on Bull Street and Bull Lane, as such parking could cause a highway safety hazard;
- Whilst we understand that the small size of the application means that Thames Water will not be required to submit a formal consultation response to the application, the Parish Council remains continually concerned about the ability of the local sewerage system to cope with any new properties. The local sewerage system regularly fails and has to be pumped out using sewerage vehicles. Thames Water carried out an assessment of the local sewerage system in 2015 which concluded that the local sewerage system is not able to cope with additional properties being connected to it. The cumulative impact of any new properties continues to exacerbate this problem, to the detriment of both the existing and the potential new residents.

2 REPRESENTATIONS

- 2.1 One letter of representation has been received from Mrs A Boyle of The Old Coach House, Bull Lane. The comments have been summarised as:
- We wish to object to the proposed application. We are very concerned that approving a densely packed development on this proposed site would 'erode the character and appearance of the surrounding area', 'create unsafe conditions for the movement of people and vehicles' and 'set an undesirable precedent' which goes against Planning Policy H2.
 - Contrary to what is stated in Fig. 6.19 of the Design and Access Statement submitted with the application, we do believe that 'the proposed development will have a detrimental impact on the appearance of the locality' and four dwellings on a small 0.45 acre parcel of land is quite clearly a case of 'over-dominance' as refuted in Fig. 6.21. The development would not enhance or improve the lane but have a detrimental effect on the historic and visual qualities of the area.
 - We note from the application that Paradise Farm is situated in 6 acres of land and query why it is necessary or desirable to build four dwellings on less than 0.5 acre of it. Infilling would ruin the character of the lane and what is effectively a small estate would destroy it.
 - Contrary to what is stated in Fig. 6.23 of the Design and Access Statement, there is a considerable amount of traffic at present for a no-through lane, some of which does travel at speeds that are a definite safety risk on our narrow lane. The eaves of our property have

been knocked and damaged at the end of our property opposite the proposed new entrance to the development due to large vehicles catching the tiles and guttering.

- The lane cannot accommodate even a small increase in traffic. The applicants currently reside in the lane at Paradise Farm. Paradise Farm is a substantial home that can accommodate an extended family, however, when the applicants sell this property to move into the proposed development the small lane will need to cope with an increase of vehicular movement as the new owners will have vehicles. With the cancellation of the bus service to Oxford last year, public transport is now very limited and many houses in rural communities have at least two or more vehicles. The lane has no pavements or footpath for pedestrians and even now if one walks down the street you have to step aside for your own safety to let vehicles pass.
- The entrance to the proposed development is directly opposite the entrance to our driveway. The application states that the new private access road to the development and the lane itself will be covered in tarmac. As our driveway lies lower than the proposed site and the lane there is a very real concern that any rainfall run off will come down the proposed private road, over the lane and will result in flooding our driveway and the entrance to the rear of our house.

3 APPLICANT'S CASE

3.1 A Design and Access Statement has been submitted as part of the application submission. The conclusion has been summarised as:-

- One of the core land-use planning principles set out on the NPPF is to proactively drive and support sustainable economic development to deliver the homes that the country needs. Due to the fact that the housing supply policies are out of date and that only limited weight can be given to the housing policies of the Emerging Local Plan 2031, the District currently finds itself unable to demonstrate a 5 year land supply of deliverable housing sites.
- In light of the above, paragraph 14 of the NPPF is invoked whereby the so called tilted balance applies such that the Governments policy is that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole or where there are specific policies of the NPPF that indicate that development should be restricted.
- In terms of sustainability, the District have long recognised that Aston is a sustainable settlement capable of accommodating new dwellings, and this has been reflected in the last two years by the granting of planning permission both for new developments within and at the eastern edge of the village on greenfield sites.
- The application site itself is sustainable in that it is located within the settlement boundary of the village, and is located only 500m from the village centre. The development is not speculative in nature but will be occupied by the three children of the applicants, all of whom were brought up in the village, currently live at Paradise Farm, and have local jobs.
- In view of the restricted size and discreet location of the site, its close proximity to adjoining vernacular dwellings and the limited number and quality of the dwellings

proposed, the proposed development will not have any detrimental impact on the appearance and character of the locality or the wider Conservation Area.

- In addition the layout and design of the proposed 4 dwellings will ensure that the development does not have a detrimental impact on the amenities of adjoining occupiers, not will it cause highway safety problems.
- In conclusion, there are no material considerations or adverse impacts that significantly and demonstrably outweigh the benefits which flow from the development. This development, as proposed, clearly constitutes sustainable development, is viable and deliverable. There are significant material considerations that weigh heavily in its favour. In accordance with planning law and national policy guidance the application should be approved.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

BE5 Conservation Areas

H2 General residential development standards

BE4 Open space within and adjoining settlements

OS2NEW Locating development in the right places

OS1NEW Presumption in favour of sustainable development

EH7NEW Historic Environment

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application site is located within Aston's Conservation Area, along Bull Lane which located off Bull Street. The character of the lane is low key and of a rural appearance. The proposal is for four dwellings.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 Given the current position of WODC housing supply, officers have had regard to the paragraphs 14 and 49 of the NPPF. These paragraphs state that in such circumstances housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing in the local development plan should not be considered up to date. Further, in circumstances where the relevant policies are out of date (housing policies in this instance) development proposals for dwellings should be granted without delay unless either any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or, specific policies in the Framework which indicate that development should be restricted.

- 5.4 In addition Paragraph 49 of the NPPF specifies that all applications for housing are determined in accordance with the presumption in favour of sustainable development as outlined within paragraph 7 of the NPPF. This requires that an assessment is made with regards to the social, economic and environmental sustainability of the proposed development and its accordance with relevant Local Plan Policy, where relevant policies are considered to be in date. In this regard whilst the housing policies of the local development plan may be considered not up to date, the environmental policies of both the adopted and emerging local plans are considered by officers to generally accord with the relevant paragraphs in the NPPF.
- 5.5 Case law is clear that there is a need to address para 134 of NPPF (as a footnote 9 restrictive policy) and the balance required there, before assessing compliance with para 14. Paragraph 134 of the NPPF establishes that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal". In this case the harm is judged less than substantial and it is noted that the public benefits arising are economic and social, in terms of the development contributing to housing land supply and providing jobs in construction, for example. It is considered in this case that the scale of development offers limited benefits that do not outweigh the harm. (See later sections of the report.) The development is therefore unacceptable in these terms. Looking at a broader range of considerations, in addition to heritage harm, the landscape and visual harm arising from the urbanising effect of the development, would also be an adverse impact that significantly and demonstrably outweigh the benefits under paragraph 14 of the NPPF.

Siting, Design and Form

- 5.6 Although new dwellings are permitted within Aston, officers consider that this part of the village, is loose knit in character and appearance. Officers consider that by reason of the proposed layout, with the new dwellings being sited at right angles to the lane, that they will appear urban and incongruous within the current visual character of the locality. Your officers also consider that the number proposed will represent an over development of the site, which would also result in a more urban presence to the detriment of the sense of openness and the area's rural character. As such whilst your officers consider that some limited frontage development may be acceptable, they do not consider that the current proposed development in depth respects the pattern and character of the surrounding Conservation Area.
- 5.7 The proposed design of the dwellings appear generally to be acceptable. They have been simply designed with traditional detailing.
- 5.8 As the application falls within the Aston Conservation Area, your officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this regard the proposed development is considered to have a detrimental impact to the character and appearance of the Conservation Area, given the nature of what is proposed and its location. As such, the character of the Conservation Area is not preserved.
- 5.9 Although four dwellings are proposed, your officers consider that the delivery of four dwellings would make a very small contribution to the supply of housing when weighed against the harms

to the visual amenity, appearance and character of the locality and the Aston Conservation Area.

Highways

- 5.10 There appears to be some issues with part of the access being on third party, however officers consider that this could be resolved. Otherwise in terms of highway safety issues, OCC Highways have no other objection to make.

Residential Amenities

- 5.11 The proposed dwellings have been designed so as not to result in adverse impacts to the residential amenities of the existing neighbouring properties.

Conclusion

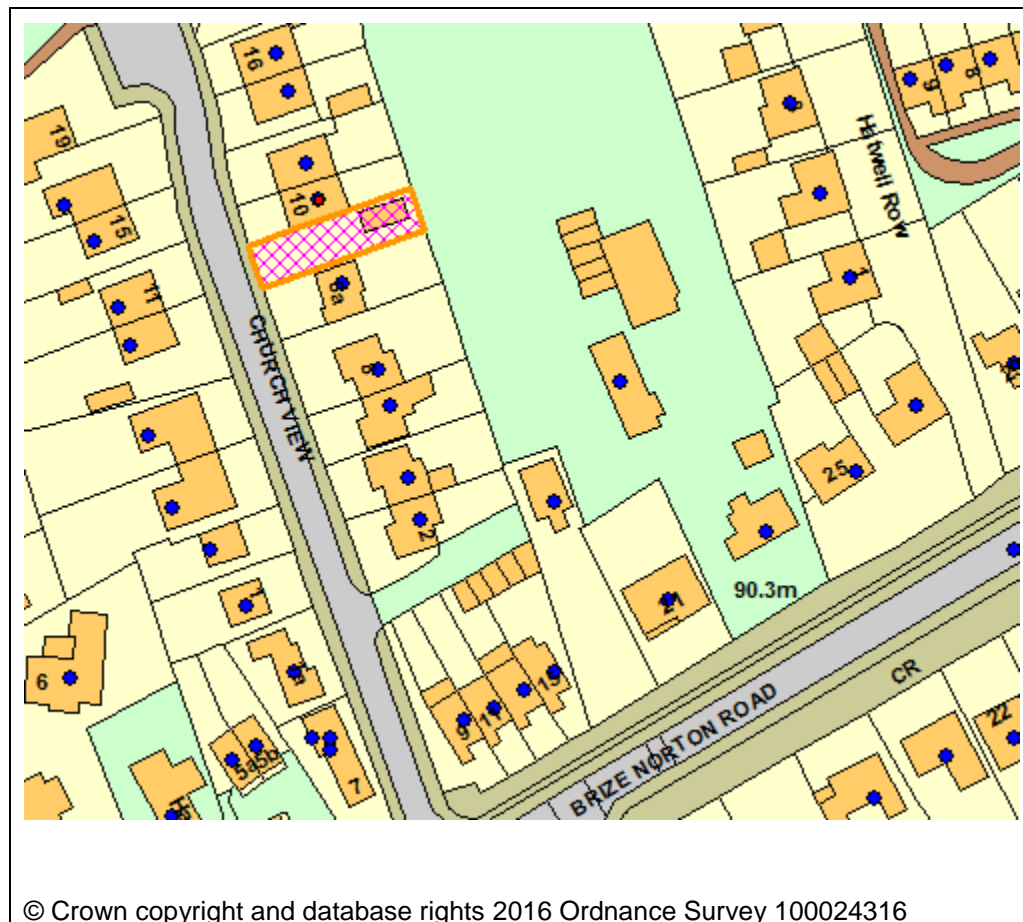
- 5.12 Whilst your officers consider that some form of limited frontage development may be acceptable in principle, the current proposal by reason of its scale, layout and density is considered to appear visually out of context within the existing loose knit character of this part of the village and harmful to the character and appearance of Aston Conservation Area.

6 REASON FOR REFUSAL

- 1 The proposed development, by reason of its scale, siting, form and appearance would appear as a visually incongruous feature within this part of the Aston Conservation Area and would fail to preserve or enhance the character and appearance of the area. Furthermore, the development would unacceptably urbanise the generally low density, loose knit character and appearance which would not respect the existing scale, pattern and character of development in this location. In addition, the benefits arising from the delivery of a small number of new dwellings in this case are outweighed by the adverse impacts that would result from the development. As such the proposal is considered to be contrary to Policies BE2, BE4, BE5, NE1, NE3 and H2 of the adopted West Oxfordshire Local Plan 2011, Policies OS2, H2, EH1, and EH7 of the Emerging West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF, including paragraphs 14 and 134, and the West Oxfordshire Design Guide.

Application Number	I7/00269/OUT
Site Address	10 Church View Carterton Oxfordshire OX18 3HZ
Date	1st March 2017
Officer	Cheryl Morley
Officer Recommendations	Refuse
Parish	Carterton Town Council
Grid Reference	428167 E 206970 N
Committee Date	13th March 2017

Location Map



Application Details:

Erection of dwelling

Applicant Details:

Mr Steve Dore

C/O Agent

I CONSULTATIONS

- I.1 OCC Highways I note the application is outline with all matters reserved.
The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection.
- I.2 WODC Drainage Engineers We would currently object to outline planning permission being granted on the grounds that the applicant has not produced evidence to show that the use of SuDS has been considered at the application site or to prove their unviability and has instead opted for a straight forward mains sewer connection approach. For us to be able to reconsider our current stance, we will require the applicant to undertake soakage testing in accordance with BRE365 to prove whether or not infiltration techniques are viable at the site.
- I.3 Thames Water No Comment Received.
- I.4 ERS Env Health - Lowlands Mr ERS Pollution Consultation No objections.

Karen Dixon
Technical Pollution Services
- I.5 MOD (Brize Norton) No Comment Received.
- I.6 Town Council The Parish Council made comments in support of the Planning Application.

Councillors commented that footprint of the dwelling seemed large for the plot size.

2 REPRESENTATIONS

- 2.1 One letter of representation has been received to date and is summarised below:

Mr Lang

- The existing housing characteristics along the street;
- 1m gap between the proposed new build and 8a Church View is not a shared access as the example given between nos. 3 and 5.

3 APPLICANT'S CASE

- 3.1 The proposed development is for a single storey one or two bedroom bungalow, which will respect the existing character of the local streetscape and provide a dwelling that is much sought after in the West Oxfordshire area, particularly with elder residents wishing to down size and acquire living accommodation on one level.

- 3.2 A residential development is the most appropriate land use for the site, in accordance with development plan policies: Policy H7 of the adopted LP 2011 and policies OS1, OS2, H1, T1 and CA3 of the emerging LP 2031.
- 3.3 The design will be sympathetic to the surrounding land uses and will be similar to the precedent set at 5 Church View Road. The design, access, mass, layout and scale are proposed to be provided in a future reserved matters application. At this stage, the proposed development is indicative, however this statement shows that policies BE2 and H2 (LP 2011) and in Design Guide Note 11 (West Oxfordshire Design Guide 2016) can be met.
- 3.4 It is also important to note that West Oxfordshire cannot currently demonstrate a deliverable 5 year housing supply, and as a result this application should be assessed against paragraph 14 of the NPPF. Our analysis shows that the benefits of the scheme outweigh the harm. In any event, the adverse impacts clearly do not significantly and demonstrably outweigh any benefits, so the proposal should be considered to be sustainable development and the application should be approved.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
H7 Service centres
H2NEW Delivery of new homes
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks outline planning permission with all matters reserved for the erection of dwelling. The site is in a residential street in the centre of Carterton, characterised by detached and semi detached properties.
- 5.2 The proposed dwelling would attach to a pair of semi-detached single storey bungalows.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle
The siting, design and form
Drainage
Highways

Principle

- 5.4 Carterton is classified in the Local Plan 2011 as a Group C settlement (service centre). The town benefits from a full range of services.
- 5.5 The Emerging Local Plan 2031 Policy OS2 refers to development within Main Service Centres will be primarily focused within and on the edge of these settlements.
- 5.6 The Emerging Local Plan 2031 Policy H2 allows for housing development on undeveloped land within or adjoining the built up area where the proposal is necessary to meet housing needs and is consistent with a number of criteria (now expressed in OS2), and is consistent with other policies of the plan.
- 5.7 The Adopted Local Plan 2011 Policy H7 would allow for proposed dwelling in this location as it would constitute as infilling. However, this policy is considered to be out of date.
- 5.8 In this instance where saved policies are out of date or the development plan is absent, paragraph 14 of the NPPF states that planning permission should be granted unless the adverse impacts of doing so would be significantly and demonstrably outweigh the benefits when assessed against the policies in the framework when taken as a whole. Officers consider that the provision of a single dwelling would not significantly and demonstrably contribute any tangible benefits as one dwelling does not attract any affordable housing or other contributions, and would not significantly contribute to the housing supply. Therefore, when viewed in balance, the 'benefits' of the single dwelling proposed are not considered to outweigh the harms that are identified below.
- 5.9 Officers are therefore of the opinion that the principle of this type of development is acceptable within a main service centre, however the siting, design and drainage are considered to be unacceptable.

Siting, design and form

- 5.10 An indicative layout has been provided and this shows the addition of a new dwelling to a pair of existing semi-detached bungalows in a road that reflects a spacious suburban street scene with clear gaps left between properties. Given the proposed scale of the new dwelling officers consider the proposed development would appear to be an overdevelopment of the existing plot that would create a cramped and incongruous addition within the street scene.
- 5.11 The rest of the street is characterised by detached and semi detached properties with spaces between and this proposal would create a terrace. It is an outline application so no design details have been submitted and consequently officers are unable to assess if there would be harm to neighbour amenity at this time.
- 5.12 The proposal is considered to be contrary to policies BE2 and H2 of the Adopted Plan and OS4 and H2 of the Emerging Plan.

Drainage

- 5.13 WODC drainage engineers currently object to outline planning permission being granted on the grounds that the applicant has not produced evidence to show that the use of SuDS has been

considered at the application site or to prove their unviability and has instead opted for a straight forward mains sewer connection approach. For the council to be able to reconsider our current stance, we will require the applicant to undertake soakage testing in accordance with BRE365 to prove whether or not infiltration techniques are viable at the site.

- 5.14 The above information could be provided so it is not considered to be a reason for refusal.

Highways

- 5.15 The County Council as Highways Authority have raised no objection to the proposed development subject to conditions being imposed.

Conclusion

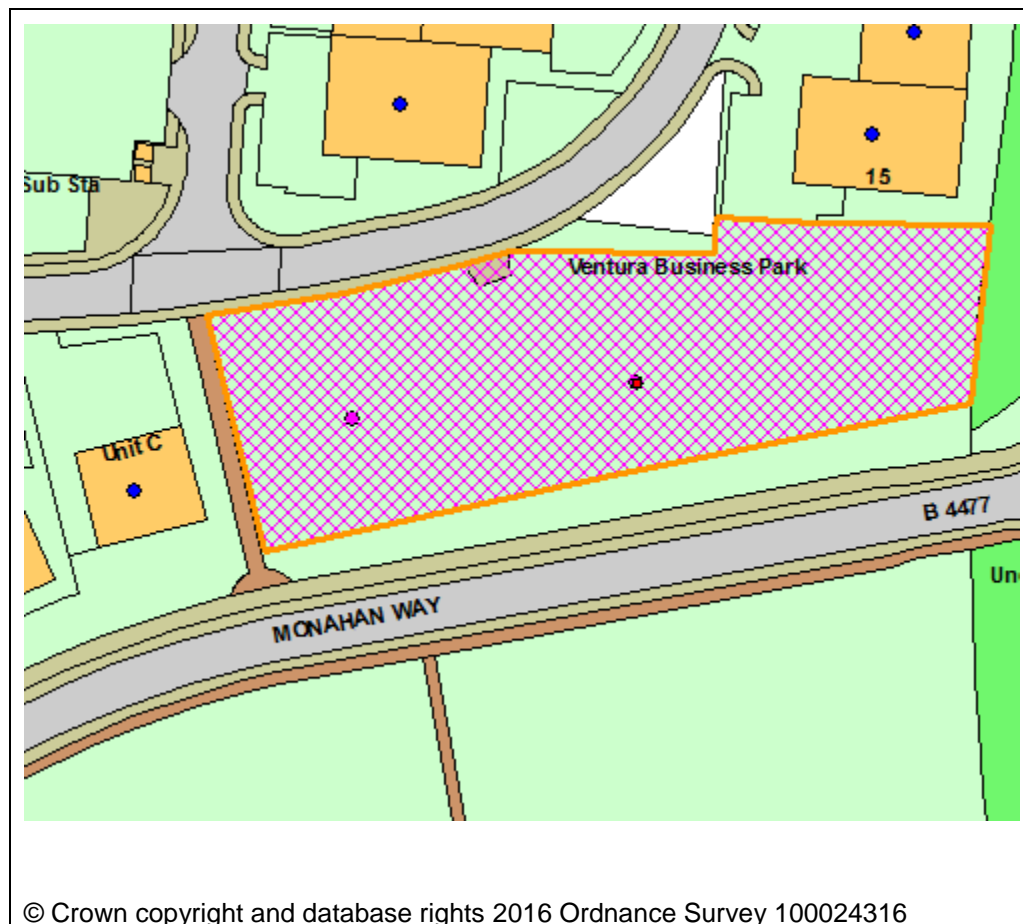
- 5.16 As set out above, officers consider that by reason of the size of the plot and the relationship with neighbouring properties, a new dwelling in this location would result in overdevelopment of the existing plot which would be out of character with and detrimental to the street scene. It is therefore contrary to the saved Local Plan 2011 Policies BE2, H2 and H7 and Policies OS2, OS4 and H2 of the Emerging Local Plan 2031, and is recommended for refusal.

6 REASON FOR REFUSAL

- 1 Notwithstanding that this is an outline planning application with all matters reserved the size of the plot and the relationship with neighbouring properties suggest that the introduction of a new dwelling in the proposed location would be inappropriate in terms of siting, scale and would be an overdevelopment of the site that would appear a cramped and incongruous addition within the street scene and would therefore be contrary to the saved Local Plan 2011 Policies BE2, H2 and H7 and Policies OS2, OS4 and H2 of the Emerging Local Plan 2031 and the relevant paragraphs of the NPPF and West Oxfordshire Design Guide.

Application Number	I7/00276/FUL
Site Address	Unit E Ventura Park Broadshires Way Carterton Oxfordshire OX18 1AD
Date	1st March 2017
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Carterton Town Council
Grid Reference	428806 E 207536 N
Committee Date	13th March 2017

Location Map



Application Details:

Construction of three storey office building with associated car parking at surface and first floor deck level.

Applicant Details:

Robert Hitchins Ltd and Airtanker Services Ltd
The Manor
Boddington
Cheltenham
GL51 0TJ

I CONSULTATIONS

- I.1 Major Planning Applications Team No Comment Received.
- I.2 WODC Drainage Engineers
- Flood protection measures will need to be considered if any part of the car park is to be submerged in the area susceptible to pluvial flooding. The adjacent watercourse will have to be kept clear under riparian duties and included in a SUDS management plan. Soakaways should be designed to accommodate a 1 in 30 year + 30 % climate change storm event. The site drainage should be designed to accommodate surface water for all storm events up to and including the 1 in 100 year + 30% return period. An exceedance flow plan should be submitted for events above 1 in 100 year + 30%, with flows being directed away from areas in private ownership. If full planning permission is granted, could you please attach the following condition:-
That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, details of the proposed water treatment measures and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance). In these cases the following notes should also be added to the decision notice:
NOTE TO APPLICANT:
The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013)

Regards,
Kevin Jack

Consenting and enforcement engineer

- The local flood risk management strategy published
by Oxfordshire County Council 2015 - 2020 as per the Flood and
Water Management Act 2010 (Part 1 - Clause 9 (1))

(follow link [https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/
documents/environmentandplanning/flooding/FloodStrategyActionPlan.pdf](https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/flooding/FloodStrategyActionPlan.pdf)
).

- CIRIA C753 SuDS Manual 2015

I.3 MOD (Brize Norton) No Comment Received.

I.4 Thames Water
There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Supplementary Comments

WASTEWATER - Thames Water advise that a drainage strategy should be provided with the details of the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system.

There are easements and wayleaves running throughout the proposed development site. These are Thames Water Assets. The company will seek assurances that it will not be affected by the proposed development. On the Map yellow dashed lines show the easements and wayleaves and the proposed development area is identified by a red outlined box.

I.5 ERS Env Health - Lowlands

Mr ERS Pollution Consultation No observations with respect to potential for noise and other nuisances emanating from the proposed development and impacting on the surrounding area.

There is a backfilled former quarry within 150m of the site and ERS has no information about the type of material that may be present. The following conditions are therefore recommended:-

1. Prior to the commencement of the development hereby permitted a land contamination assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

(a) The land contamination assessment shall include a desk study and site reconnaissance and shall be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses, identify risks to human health and the environment, and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted and approved in writing by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

2. Prior to occupation of the development hereby permitted:

(a) Approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with

the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.

(b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework.

Karen Dixon
Technical Pollution Services

1.6 Town Council Comments in support of the Planning Application.

2 REPRESENTATIONS

2.1 None received at the time of agenda preparation

3 APPLICANT'S CASE

3.1 Writing in support of the proposals the agent has tabled a substantial package of supporting information that may be viewed in full on line. The key elements of the D and A statement are as follows:

- The application has joint applicants; Robert Hitchins Ltd and AirTanker Services Ltd with AirTanker being the end user.
- AirTanker play a vital role at RAF Brize Norton underpinning the strategic and tactical operation of the aircraft which is an extremely important consideration when assessing the expansion of AirTanker within the proposed offices at Ventura Park.
- AirTanker employs civilians, RAF and Sponsored Reservists in the workplace offering a rich variety of opportunities for engineers, pilots, and flight operations teams, underpinned by regular support services.

- AirTanker, have over time outgrown their existing facilities and the Ventura Park Site has been chosen as an ideal location for the expansion of the AirTanker operations given the proximity to RAF Brize Norton and the existing AirTanker Hub.
- This application replaces a previous Planning Application for the Site (ref: 16/02184/FUL) which was submitted to West Oxon District Council (WODC), who are the Planning Authority, but was recently withdrawn as the scheme had to be significantly re-designed to accommodate newly discovered constraints such as a 5m drainage foul and surface water easement to the west and a drainage ditch to the east.
- The application has joint applicants; Robert Hitchins Ltd and AirTanker Services Ltd with AirTanker being the end user.
- AirTanker play a vital role at RAF Brize Norton underpinning the strategic and tactical operation of the aircraft which is an extremely important consideration when assessing the expansion of AirTanker within the proposed offices at Ventura Park.
- AirTanker employs civilians, RAF and Sponsored Reservists in the workplace offering a rich variety of opportunities for engineers, pilots, and flight operations teams, underpinned by regular support services.
- AirTanker, have over time outgrown their existing facilities and the Ventura Park Site has been chosen as an ideal location for the expansion of the AirTanker operations given the proximity to RAF Brize Norton and the existing AirTanker Hub.
- This application replaces a previous Planning Application for the Site (ref: 16/02184/FUL) which was submitted to West Oxon District Council (WODC), who are the Planning Authority, but was recently withdrawn as the scheme had to be significantly re-designed to accommodate newly discovered constraints such as a 5m drainage foul and surface water easement to the west and a drainage ditch to the east. The existing boundaries to the east and south are already heavily planted with trees and hedging and to a great extent the development will be hidden from Monahan Way, particularly in summer with full growth to the vegetation. The intention is to provide a 2.6m security fence to the plot boundary behind the screening for security.
- To the North and west of the site are already landscaped and the open two storey parking will border these boundaries with steel mesh / fencing within it's openings. Gates and barriers will be provided to both control access both during working hours and when the offices are closed.
- The office building has an eaves height of approximately 11.5 metres above proposed ground levels and an approximate ridge height of 16m above proposed ground levels. The roof pitch is set at 30 degrees to both provide necessary head room / space for Mechanical Plant and also to provide a more visible building from the Monahan Way roundabout which is seen as a key view for the locality. Internal heights for the offices are industry standard again allowing for the necessary Mechanical zones between floors and ceilings.
- The car park structure is determined by ramp length and falls to the western end and therefore the top of parapet sits at approximately 3 metres in height above existing ground levels. The car park is partly sunk into the ground to the west and supported by retaining walls to a depth of approximately 1 metre. As the levels fall to the east the car park sits approximately at ground level following the contours.
- In our experience to date materials chosen will require little maintenance other than occasional cleaning and will provide a high quality 'look' for years to come making the site a desirable place to come and work. The colours and finishes chosen do not tend to age and should still look fresh and current in years to come.
- There is a significant amount of existing planting around the perimeter of the site currently and most, in particular to the west and south, will be unaffected and protected during construction.
- There will be a certain amount of scrub and bramble removed, particularly to the east boundary adjacent to the ditch. Additional planting will be provided to the west and north boundaries as

these areas are likely to be affected during construction. A landscaping scheme will be provided to discharge the likely condition upon approval of this application with the introduction of additional shrubs and trees.

4 PLANNING POLICIES

BE2 General Development Standards

OS4NEW High quality design

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

5.1 This application relates to a prominently located vacant site at the junction of Broadshires Way and Monahan Way. It seeks consent for a three storey office building and two storey car park (ground floor plus deck). The site was approved as part of the Shilton Park development as an industrial/commercial estate and the majority of adjoining plots have now been built out and occupied. This site was held back for an iconic building that respects the prominence and sensitivity of the site- being located in close proximity to the Memorial Garden. Existing landscaping surrounding the site will be largely retained and enhanced and the development sits away from the brook that runs along part of the boundary. A previous similar proposal on site was withdrawn prior to determination.

5.2 The application is brought before members as there is a considerable urgency in determining the application at the earliest opportunity and with a number of consultee comments outstanding there is a potential that had it been held over for determination under delegated powers that an adverse consultee comment may have resulted in a delay in determination that would have adversely impacted on the project timescales.

5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.4 The site is a commercial use on a site planned as part of a key commercial extension to the Town and with other trading commercial uses occupying adjoining buildings. The intended occupier has a clear functional need to be located in close proximity to the airbase and is considered to be a high quality employer who will help to provide and promote good quality jobs within the town and its catchment. The principle of development is therefore considered acceptable.

Siting, Design and Form

5.5 The building takes a modern form being clad in mirco rib composite cladding and an extruded roof form to create a 2 1/2 storey entrance feature. It will have a crisp modern appearance. The adjoining car park is somewhat less successful in appearance but has been designed with materials that are shared with the main building. Whilst the upper deck will be widely visible the lower deck areas are /will be screened by the existing and proposed landscape belt surrounding

the site. The security fencing has been set within the site boundaries where possible so that it is the landscaping and not the fencing that is most dominant. Taken in the round the buildings and its surrounds are considered to be the sort of iconic feature that was being sought for the site.

Highways/drainage etc

- 5.6 At the time of agenda preparation the views of OCC as regards highways and drainage have yet to be received. A verbal update will need to be given at the meeting but in that the site was designed for commercial use it is not anticipated that there will be any irresolvable matters. Similarly the consultee comments regarding contamination, noise etc can all be addressed by condition.

Residential Amenities

- 5.7 There are no third party residential properties in the vicinity of the site as would be impacted by the operation of the site.

Conclusion

- 5.8 The building is considered to be a striking and modern form that befits a key site. The use is considered appropriate and with the imposition of conditions to address technical issues officers anticipate making a recommendation for conditional approval. This is however subject to the final response of a number of key consultees and to any issues that they may raise.

6 CONDITIONS

- I The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.
- REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

- 3 The premises shall be used for commercial offices falling within use class B1 and for no other purpose (including any other purpose in Class B or C of the Schedule to The Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
REASON: The site is only suitable for the use specified because of the special circumstances of the site.
 - 4 No storage, industrial or other business use, except the parking, manoeuvring and loading and unloading of vehicles, shall take place outside the building(s).
REASON: To protect the residential and visual amenities of the locality and to ensure there is no interference with the circulation and manoeuvring of vehicles on the site.
 - 5 The car park hereby approved shall only be used and operated ancillary to the occupation of the adjoining building on the same site and not separately therefrom.
REASON: For the avoidance of doubt as to what is approved.
 - 6 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
 - 7 No part of the development shall be occupied until the facilities for the storage of refuse at the site have been approved in accordance with details first approved by the Local Planning Authority and thereafter the facilities shall be permanently retained.
REASON: To safeguard the character and appearance of the area.
 - 8 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard and enhance biodiversity.
 - 9 Prior to the commencement of development, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24mbs). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.
REASON: In the interest of improving connectivity in the District.
- NB Council will be able to advise developers of known network operators in the area.
- 10 That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the

completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

REASON: To ensure the safeguarding of the character and landscape of the area during and post development.

- 11 No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.
REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.
- 12 Details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the building(s) is occupied.
REASON: To safeguard the character and appearance of the area and because details were not contained in the application.
- 13 Prior to the commencement of the development hereby permitted a land contamination assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:
- (a) The land contamination assessment shall include a desk study and site reconnaissance and shall be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses, identify risks to human health and the environment, and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted and approved in writing by the Local Planning Authority prior to investigations commencing on site.
 - (b) The site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
 - (c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
2. Prior to occupation of the development hereby permitted:
- (a) Approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.
 - (b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion

report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework.

- 14 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

- 15 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety.

- 16 A full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010.

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.