



- Thank you for giving me the opportunity to address the Planning Committee;
- My name is Jon Westerman. I am an Associate Director at Edgars Limited and I am speaking on behalf of the applicants Empire Homes;
- **Empire Homes** are a **respected** local house builder who have a proven track record of delivering high quality and sensitive development within West Oxfordshire;
- Both myself and Empire Homes are immensely proud of the quality of development that has been delivered across West Oxfordshire over the last 15 years;
- We share your frustration as West Oxfordshire is targeted by aggressive developments in the absence of a 5 year housing land supply;
- This is not one those applications;
- Empire Homes have sought to work with your officers and Carterton Town Council to deliver a sensitive application that delivers significant community benefits.
- Carterton Town Council support this application;
- Carterton is one of the most sustainable settlements within West Oxfordshire;
- The application site is within safe walking distance of schools, shops and employment opportunities;
- Policies within the emerging Local Plan provide a supportive context for the proposed development.
- However, as the Council is currently unable to demonstrate a 5 year housing land supply, having regard to **para 14** of the NPPF planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- Recognising the sites location on the periphery of Carterton, Empire Homes have adopted a landscape led approach to this development.
- Clews Landscape Architecture have prepared a Landscape and Visual Impact Assessment,

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- This has concluded that the development would only have a **minor negative impact of moderate significance**, and that this impact would lessen over time as the landscaping matures.
- Whilst your officers have concluded that the proposed development would result in significant visual and landscape harm, I note that no response has been received from the Council's landscape and forestry officer;
- For the avoidance of doubt, the application site sits outside of the Cotswolds AONB and does not have any landscape or heritage designations;
- This site does fall within a Conservation Target Area, however, it is important to note that no objections have been received from your biodiversity officer;

Having regard to para 14 of the NPPF, the benefits of this proposal include:

- The **timely delivery of 41 new homes**;
- A landscape led design solution, providing the opportunity to **promote the local distinctiveness** seen elsewhere across West Oxfordshire;
- The provision of **40% on site affordable housing**. Exceeding policy requirements;
- A **diverse housing mix** including flats and family homes;
- The provision of **local construction jobs**;
- The opportunity to release **50% of the site as open space**, providing public access to local residents, school children engaging in 'Forest School' activities and other community groups in the town;
- **Public access** to 'The Dell';
- Unlocking the opportunity to provide the '**green links**' promoted in the Carterton Masterplan;

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- **The enhancement of local biodiversity;** and
- The creation of a **softer landscaped buffer;**
- Having regard to para 14 of the NPPF it has been demonstrated that these benefits are not significantly and demonstrably outweighed by the limited landscape harm, identified in the submitted LVIA;
- Thank you for listening and I hope you are able to support this application.

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RTPI

Chartered Town Planner

Application Reference No: 17/00417/OUT
Outline Planning Application by Cotswold Wildlife Park for the
erection of staff accommodation to the north west of Foxwood
Lane, Bradwell
Lowlands Planning Committee – 15th May 2017

Good afternoon

You may recall that I addressed you at last month's meeting and that this is well documented in the appendices to the minutes. You should also have received my comments on the matters raised at the last meeting, which I hope were of assistance at the site visit and will be helpful in deciding the outcome of this application. In these circumstances, I do not propose to repeat what I have previously said. However, there are a number of matters that I would like to draw your attention to:

1. The application has now been amended so that the layout is now reserved for subsequent approval.
2. Due to the area of the site, the description has also been revised to be 'up to five dwellings'.
3. The red line of the application site has been amended to include Foxwood Lane so that passing spaces can be provided and indicative locations have been identified.
4. If you are minded to grant permission, the applicants are willing to enter into a legal agreement to limit the occupancy of the existing houses as staff accommodation.
5. This April recorded the highest number of visitors ever to the Park for that particular month and this was undertaken without any

consequent highway problems or complaints from the police or any other body. This increase in visitors is anticipated to continue which further strengthens the need for additional staff to cope with the demand and accommodation will be required to ^{house}~~have~~ them.

I trust that having visited the site that you will agree that this is an appropriate location for the proposed staff accommodation and that you will resolve that planning permission should be granted, upon completion of a legal agreement.

Thank you

Andrew Miles
Director
LPC (Trull) Ltd