

Good Afternoon.

Three years ago, against the advice of the Planning Officer, this committee refused an application to build on this land, saved over 200 trees and put an immediate TPO on them. A year later, the Government Planning Inspector agreed with your decision and recognised the high ecological value of this land, dismissing Pye's Appeal.

Now the same applicant is again asking permission to develop this land and destroy 185 groups of trees. Again, incredibly, the Planning Officer is advising you to approve. Importantly, he does say his recommendation is "finely balanced".

The applicant claims this destruction is permissible because the site is scrubland as it falls 2% short of the 30% canopy cover needed to qualify as woodland. Their Arboricultural Survey is inaccurate and does not conform to BS5837:2012. Trees visible from the site entrance are missing from it and tree heights have not been measured.

So, almost 200 trees and wildlife habitats will be destroyed to build just 5 bungalows, which are totally unnecessary given the 1000 houses in the pipeline for the West Eynsham SDA. This is not sustainable development. It is contrary to EH2, EH3 and NPPF170, 174 and 175. The Ecology Officer says the loss of the woodland/scrubland in the northern part of the site will result in biodiversity harm.

To mitigate this devastation, the developer is offering to plant a wood in Freeland - 2 miles away, anticipated to be "of good condition in 25 years".

Carbon trading might be acceptable at international level but it does not work locally. The trees they want to chop down are in the northern part of the site nearest to the A40 and are a vital buffer to absorb carbon emissions and noise.

This offer is absurd and would set a dangerous precedent if accepted.

The Ecology Officer concludes that a minimal contribution towards a net gain in biodiversity would be provided. Just 3% when DEFRA is proposing a mandatory 10%.

It is essential to protect the whole of this site as it falls within the West Eynsham SDA and is the only remaining woodland in the village.

The developer is also offering to thin the trees and re-seed the orchard in the southern part of the site. This may well have a negative impact on the existing wildlife habitats. The orchard will then become a Community Orchard. What does this mean? The U.U. Document is far from clear. Who will retain ownership? Pye Homes are now offering to secure public access through an amendment to the U.U. post Planning Committee decision.

This is the same developer who promised to leave this same land as Public Open Space in 1982. They didn't keep their promise then, are they any more credible in 2018?

So, build 5 bungalows and destroy 185 trees and wildlife habitats in exchange for planting a wood 2 miles away that will take 25 years to grow? Or save the existing trees now. Your choice.

Thank you for your time

(Linda Kennedy)

Planning Application 16/03873/FUL Land West of Fruitlands, Eynsham

Committee Date 10th December 2018

Appendix B

Dennis Stukenbroeker, Chair Eynsham Parish Council Planning Committee

PRESENTATION TO WODC LOWLANDS PLANNING SUB-COMMITTEE 10/12/18

16/03873/FUL Land West of Fruitlands

As Linda Kennedy has already taken most of my points, I will only add the following point:

The imposition of the West Eynsham Strategic Development Area on the village of Eynsham has increased the importance of this site as a valued landscape. It is included in the SDA. Whereas the site, the only woodland left in Eynsham, now sits on the north west fringe of the village, with a development of 1,000 more houses, it will be much more central in the urban envelope and would form an important part of a green corridor which, hopefully, will also be preserved. Of the 1,000 dwellings in the SDA, 237 are in the course of construction. The 5 houses in this application could be any of the remaining 763. To include them in this application site is outweighed by the significant environmental harm they would cause.

Eynsham Parish Council would urge this Committee to also reject this application.

Thank you.

Appendix C

Land West of Fruitlands, Eynsham

Planning Committee Address – on behalf of Pye Homes Ltd

10 December 2018

Good afternoon Chairman and Members of Planning Committee

My name is Alan Divall and I am a Partner at West Waddy. I act on behalf of the applicant Pye Homes.

The Planning Application that is now before you for 5 bungalows has been developed taking into account and addressing **all** of the concerns that have been raised **previously** to development on this site.

The site at Fruitlands now sits within the West Eynsham Strategic Development Area – this represents a **significant** change in the planning context in which the site should be considered.

The scheme not only addresses previously identified concerns but it also now provides **significant benefits**, those are:

- **Fully** in line with the requirements of the National Planning Policy Framework the development will provide a net gain in biodiversity, this will be through:
- The **protection, enhancement, restoration** and long term management of the Traditional Orchard that is located on the Fruitlands site
- The proposals have been designed **specifically** to ensure the most valuable trees on-site are retained
- Development is located within the **least** sensitive areas of the site and the future of the orchard areas are **maintained** as wildlife habitats and for public access.
- The **protection, enhancement and long term management** of existing woodland in Freeland Parish is now proposed
- Also the **creation** of over a hectare of new woodland in Freeland Parish
- The long term management of the existing mature woodland within Freeland parish offers a **range** of opportunities to **work with** the parish and neighbouring primary school in creating and exploring this high quality woodland

- These improvements are **all** funded by the development of these five bungalows. Pye Homes have already approached Freeland parish who are supportive of the proposals for Freeland
- The differences between the quality of the two woodland areas at Fruitlands and Freeland are **very** notable. The woodland at Freeland is **mature**, with large trees across the majority of the area, with potential links to the countryside and to the adjacent new woodland proposed by the improvement scheme. In contrast the area at Fruitlands is more self-seeded clumps of smaller trees, with areas of bare ground earth and low quality habitats such as brambles in the parts proposed for development
- The Fruitlands site is within the West Eynsham strategic development area, with the **potential** to provide new links to this as well as being within walking distance to local shops and services in Eynsham. This provides the **opportunity** to fully integrate the Fruitlands site into the Strategic Development area and **restore** public access through Fruitlands so that the Traditional Orchard can be enjoyed by existing and future residents
- The bungalows are a bespoke design to reflect their unique setting. The funded management of the remaining woodland areas alongside the land at Freeland, creates the net biodiversity benefit – this is all funded by the proposals in front of you

The final scheme design has been submitted in light of extensive discussions with Planning Officers and the District Council's ecologist who has been engaged at every stage of the planning process.

We welcome the Officer's recommendation set out in your report and ask you to approve planning permission.

Thank you

My name is Val Pole and I speak on behalf of the residents of Curbridge village who are against this proposal. I think I should point out that the village are not against development but are against speculative, unnecessary and disproportionate development.

We would have sent you various documents and maps pointing out the important features that create our villages' unique environment - how the village gradually developed from 1900s and the layout showing its unique relationship with the surrounding countryside. Unfortunately due to a misunderstanding over dates we could not do this.

Some of you may think Curbridge is a hotchpotch of seemingly random developments. It is, but that very randomness has created something unique, a collection of 170 plus houses up to 400 years old with each advance being proportionate to what was there at the time.

Curbridge, is defined by your well thought out 2031 Local Plan as a village and policies H2 and OS2 are very clear about developments in villages.

These policies state that development:-
"Must be an essential local need."

This proposed development is not

These policies state that development:-
"Must be proportionate and appropriate".

This proposed development is not - an increase of over 50% in the size of the village is in no way proportionate. This could be an 80% increase when coupled with 2 other speculative developments that are waiting in the wings.

These policies state that development:-
"Must not be harmful to the amenity of those nearby".

Look at the map of the development and the layout of the village and tell me that it won't harm the uniqueness of Curbridge.

These policies state that development:-

“Must form a logical complement to the existing scale, pattern and character”.

This development does not - development to date has all been linear, conversion of existing or infill.

These policies state that development:-

“Must not involve loss of open space or important characteristics”.

This development does - this field is the lungs of Curbridge.

The points that I have just emphasised show non-compliance with H2 and OS2.

We also believe that there is non-compliance with at least OS5, T1, E5, EH1, EH2, and EH7 plus certain areas of the National Planning Policy Framework.

The applicants say that it will retain Curbridge’s distinct identity

It will not, it will destroy it by losing the linear form, increase the density, destroy rural outlooks and incorporate courtyards that are alien to the village.

They even suggest that there is now an acceptance from the village of the development, but do 126 objection letters from 99 households support this ?

Oh, remiss of me, I have forgotten to mention the one acceptance letter to the application. A lady from Edinburgh – yes, that’s Scotland - who works for a firm of Architects. When an approach was made to her as to her reasons for writing the letter, the letter was removed off of the WODC Planning portal within the same day.

There is an endless list of reasons why this should not go ahead. Just read the objection letters in detail, not only the soft facts about “spoiling my view” and it being “a blot on the landscape” but the well thought out and articulate letters pointing out valid policy reasons why it should not go ahead. This development is not in your recently approved 2031 Local Plan, and there is sufficient identified land supply for the next 5 year period, including windfall developments already approved and in progress. This development, therefore, by your definition has to be classified as speculative.

Members of the Committee, following your adoption of your 2031 Local Plan you are now back in control.

We ask you, don't be threatened by the thought of an appeal. In the village's view this development is simply against policy, so use your policies which you have worked so hard for over the last 3 years or more and reject this application.

I speak on behalf of the Council and the 88% of Villagers who have signalled that they don't want this Development and the 65% who have taken the trouble to write in to you to object.

Curbridge Village comprises of 3 sides with a short tail along the Bampton road.

In the middle of the 3 sides, where the Development is proposed, there is rich pasture-land, the fields of which and the surrounding hedgerows and gardens, are home to at least 52 species of birds, of which 9 are on a Red Alert Endangered List.

The Village itself comprises of 177 houses. Already, there are 14 new houses being built at the south end of Well Lane and a further 4 on the Bampton Road.

Another 85 is not only totally out of proportion to the size of the Village, but will also destroy the character of Curbridge.

It is no wonder that the Residents, many of whom have lived there all their lives, object to the destruction of their way of life.

There are around 200 houses in the Curbridge Parish (as opposed to the Village).

Planning Permission has been granted for a hotel and 257 new homes within the boundaries of the Parish.

Within ¼ mile of the Parish Boundary, there have recently been built;

61 new apartments at the Richmond Retirement Village.

36 new houses at Spring Meadow.

25 new houses at Ashcombe Place.

We also have 1,000 new houses at the Downs Road East development, immediately adjacent to the Parish.

Surely, all this constitutes over-development around the Village of Curbridge.

The Developer makes much of "benefits" to the Village. These would mainly be benefits to the inhabitants of the new development, not to the existing Residents.

Even the amenity of the so called "Green Ecological Swathe" that would supposedly enhance wildlife habitat would in no way make up for the harm done to the existing wildlife by the building of the 85 houses.

The Village has one public house, no shops, no schools, no health facilities, a bus route at only one end. There is nothing to sustain such a Development.

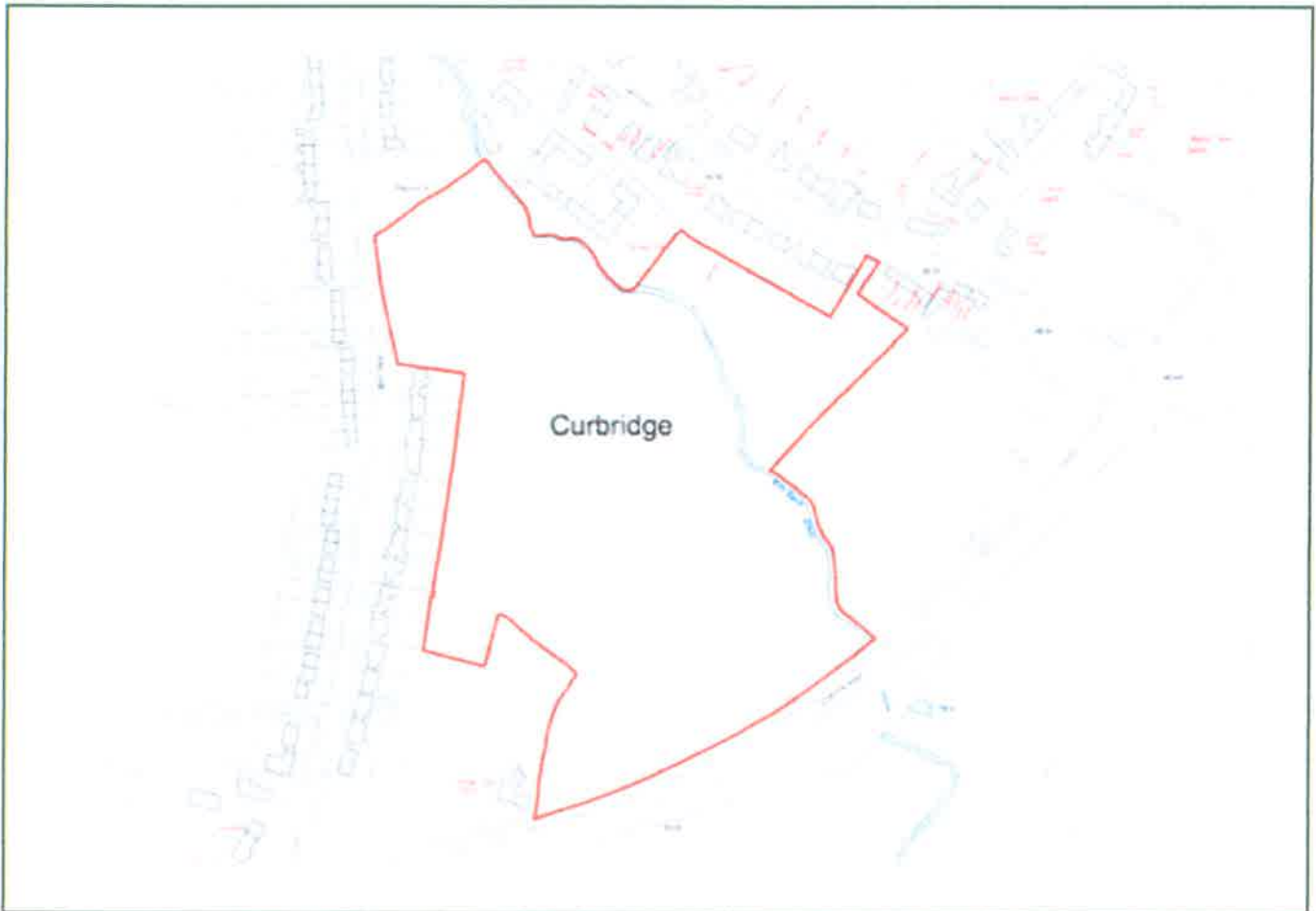
I know that Planning Consent is all about the regulations but as Parish Council Chairman, I feel that I owe it to all those Parishioners who have contacted us and you, to turn down this unwanted and unneeded Application.

Thank you



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Curbridge Public Speaking



Project: Land North of Bampton Road, Curbridge, West Oxfordshire
Subject: Speech to Lowlands Area Planning Sub-Committee
Date: 10 December 2018, 14:00
Location: West Oxfordshire District Council, Woodgreen, Witney OX28 1NB

DLBP Ltd is registered in England & Wales at the above address, number 7229435.
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Speech to Lowlands Area Planning Sub-Committee

Throughout the planning process we have made every effort to engage positively with local residents, the Parish Council, West Oxfordshire Council Officers and Oxford County Council.

Our approach to public engagement has been complimented by the Council and I'm sure the Parish Council would agree that we have consulted with them thoroughly throughout.

Our proposal has been designed to be in accordance with the new Local Plan. We have taken a positive approach towards sustainable development to develop a proposal which includes a number of community benefits which will enhance the character and vitality of Curbridge for years to come through exemplary place-making.

There is a pressing need for more affordable homes in the District following many years of under-delivery. We also know through our public engagement that there is a demand for affordable homes in Curbridge, with younger generations being unable to afford to remain in the village having left their family home.

The Council's Housing Enabling Manager supported our findings in her consultation response, stating that 56 people registered on the Council's Housing Register have expressed an interest to live in Curbridge and that there are around a further 2,600 on the overall waiting list who could benefit from the development. Approving our proposal with 40% affordable housing would therefore provide 34 dwellings towards meeting the backlog in affordable housing provision and the clear need for new affordable homes in Curbridge. We therefore consider that the development does meet an identified housing need in accordance with Policy H2.

Our client is also willing to increase the affordable housing on site to 50%. This option did not overcome the concerns of the Parish Council or Council Officers but it remains an

option should Members be minded to grant permission today, and can be incorporated into a Section 106 agreement.

Allowing our scheme would front-load the delivery of affordable homes in the District, developed in a manner which builds upon robust public engagement. We would hope that our approach could set a benchmark for all other windfall developments to follow.

The Officer Report claims that there is no need for windfall sites to come forward at present.

We consider that windfall sites should be assessed on their merits to allow for the right development in the right place, and should not only be considered when necessary to meet need.

The Officer Report also suggests that our proposal cannot be called 'limited', for which there is no definition. The report then states that 85 units can fit on the land to the south-west of the Elm Bank Ditch in a low-density scheme as proposed. It would not result in any coalescence or encroachment onto the wider open countryside and, even with the addition of 85 homes, Curbridge would remain a village against the settlement hierarchy. We therefore consider that the development is 'limited'.

Regarding the Section 106 agreement, our client is happy to enter into a Section 106 agreement with the Council regarding the contributions requested.

I therefore respectfully ask that Members approve our planning application.