

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 11th September 2017

Report of Additional Representations



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DISTRICT COUNCIL**

Report of Additional Representations

Application Number	17/01845/RES
Site Address	Land North Of New Yatt Road North Leigh Oxfordshire
Date	30th August 2017
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	North Leigh Parish Council
Grid Reference	438125 E 213146 N
Committee Date	11th September 2017

Application Details:

Residential development comprising of 40 dwellings together with associated works.

Applicant Details:

Ms Victoria Southern
Bellway Homes Ltd
Ground Floor
1120 Elliott Court
Coventry Business Park
Herald Avenue
Coventry CV5 6UB
West Midlands

Additional Representations

Oxfordshire County Council objects to this reserved matters application on three highways issues:

- 1) It has not demonstrated that the required visibility splay west of the access can be achieved due to trees.
- 2) It has not been demonstrated that a refuse vehicle of 11.4m in length can enter, turn in, and exit the development in forward gear.
- 3) The access road that the applicant intends to offer for adoption must maintain a carriageway width of at least 4.8m to allow a car to pass a refuse vehicle safely. The current design shows the carriageway narrowing to 4.2m east of plots 1, 36 and 37.

Agent response

We can now demonstrate that we control the land to the South of New Yatt Road, we are proposing moving the footpath from the North of New Yatt Road, to the South as per the General Arrangement. This helps with a number of points:

- Levels with the existing driveways on the northern side of the road
- Reducing the number of crossing points for residents from the Butchers Ground (Southern) development
- Land ownerships/remediation of existing surface treatments to existing residents

We are currently trying to meet with the County Highways planning and technical approval officers (early next week) to have the discussion regarding changing the design as we feel and hopefully yourself and the PC feel that the latter will be a better solution for everyone. There are concerns from County

Highways about linking the two applications which should be viewed as separate however our opinion is that we need to look at both sites holistically to achieve a S278 scheme which provides the best solution for existing and future residents.

NB It is understood that following a meeting on site between OCC and the applicants Engineers and the submission of amended plans a further response will be received from OCC advising no objections subject to conditions with the scheme being implemented broadly as per the road improvements approved at appeal/with the outline applications

WODC Ecology Amended EMP

Notwithstanding the Ecological Management Plan dated June 2017 prepared by Aspect Ecology, no development shall take place, including demolition, ground works and vegetation clearance, until an amended Ecological Management Plan incorporating a biodiversity monitoring chapter has been submitted to, and approved in writing by, the local planning authority. The purpose of the monitoring chapter shall be to ensure the protection and management of the retained lowland meadow priority habitat and the effectiveness of the translocation of species-rich wet grassland. The amended EMP monitoring chapter shall include, but not necessarily be limited to, the following:

- i. Aims and objectives of monitoring to match the stated purpose;*
- ii. Identification of adequate baseline conditions prior to the start of development;*
- iii. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged;*
- iv. Methods for data gathering and analysis;*
- v. Location of monitoring;*
- vi. Timing and duration of monitoring;*
- vii. Responsible persons and lines of communication;*
- viii. Timeframe for reviewing the EMP, and where appropriate, publication of results and outcomes; and*
- ix. Details of how the aims and objectives of the EMP will be communicated to the occupiers of the development.*

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the amended EMP. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The amended EMP shall be implemented in accordance with the approved details.

REASON: To ensure the effective protection of the retained lowland meadow and hedgerow priority habitats and the appropriate management of these habitats for the lifetime of the development in accordance with the National Planning Policy Framework (in particular section 11), and policies NE13, NE14 and NE15 of the West Oxfordshire District Local Plan 2011 and policy EH2 of the emerging local plan, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Landscaping implementation

The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the development hereby approved. If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

REASON: To maintain and enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, policy NE13 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.