WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 4th March 2024

Report of Additional Representations

WEST OXFORDSHIRE
DISTRICT COUNCIL

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

Report of Additional Representations

Application Number	23/02297/FUL
Site Address	Land Adjoining Dunlaoghaire Primrose Lane Weald Bampton Oxfordshire
Date	1st March 2024
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Bampton
Grid Reference	431307 E 202792 N
Committee Date	4th March 2024

Additional Representations

Additional information has been supplied from the applicant to support the application. This is available to view in the online case file: https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZY9LSRKLXK00 and is summarised below:

- An email from the applicant with further information supporting the application.
- An additional comment of objection from a third-party representative

Report of Additional Representations

Application Number	23/02404/FUL
Site Address	Land Known As The Ashbed Ladburn Lane Shilton Oxfordshire
Date	1st March 2024
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Shilton
Grid Reference	426308 E 208567 N
Committee Date	4th March 2024

Additional Representations

Additional information has been supplied from the applicant to support the application. This is available to view in the online case file: https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S0KKECRKM3E00 and is summarised below:

- The Council's pre-application advice letter has been submitted as a supporting document
- An email between the applicant and Forestry Commission dated 7th February 2024 in which the Forestry Commission state that, from their perspective, the site is no longer considered a coppice/woodland
- An email from the applicant with further information regarding local bus services and shopping facilities

Report of Additional Representations

Application Number	23/02849/FUL
Site Address	Land South West Of Chapel Lane Standlake Oxfordshire
Date	1st March 2024
Officer	Esther Hill
Officer Recommendations	Refuse
Parish	Standlake Parish Council
Grid Reference	439750 E 203347 N
Committee Date	4th March 2024

Additional Representations

Third Party Representations

Three additional objection comments have been received and can be viewed on the public access page of our website- https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S33B25RKMW400.The comments are summarised below;

-Concerns with regards to the narrow track, the noise from the extra vehicles and flooding.
-Two of the objections contain ground water monitoring data taken from a borehole within 1m of the application site boundary within the property Southwold.

Additional Information from Applicant

An updated Ground Water Monitoring Statement and supporting email has been provided by the applicants drainage engineer and can be viewed through the public access page on our website- https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S33B25RKMW400.

In summary the information provided states that the OS Datum Readings for the site were reviewed and puts the top of pipe 30mm higher than they had estimated. And in turn, raises the highest recorded ground water level by 30mm. The updated groundwater log provided reflects these new measurements and other recently provided readings.

Your officers readings taken during their site visit are noted within the supporting email and the applicants drainage engineer states, 'We suspect the ground levels are what is causing some of the concern here. With the measurements above, the trench had water at 255mm below ground, and the pipe had water at 335mm below ground. But the water in the trench was 40mm lower than at the pipe to OS datum, despite being 'closer the ground level'. The proposed design is to raise the ground level to maximise the clearance from any known ground water level'. To achieve the 300mm clearance suggested in C753, the applicants drainage engineer has stated that the dwelling and paving would need to lifted by a further 46mm (based on current readings), ideally 50mm. Given the 50mm difference in height levels the applicant hopes the LPA will except this change to be de minimis and not require additional drawings to demonstrate this.

WODC Drainage Officer Comments

Your Drainage Officer has provide a response to the additional drainage information submitted by the applicant, it can be viewed on the public access page of our website -

https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S33B25RKMW400 .

To summarise, your drainage officer can follow the applicants reasoning however, the applicants are still basing their calculations on the highest water level recorded on site which does not include the high rainfall events of 9th February or 18th February. As no ground levels have been taken at Southwold there is no clear correlation with the proposed levels for the development, and suggesting the site will only need to be raised by 50mm to provide 300mm clearance, after the applicants drainage engineer had already stated the site is working to mm tolerances, will be a bit of a gamble.

Your Drainage Officer therefore maintains their objections due to the lack of readings during the high rainfall events.