

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

21 August 2023

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

Application Number	23/00536/OUT
Site Address	Land South of Hit or Miss Farm Banbury Road Chipping Norton Oxfordshire
Date	18 August 2023
Officer	Joan Desmond
Officer Recommendations	Approve, subject to Legal Agreement
Parish	Chipping Norton Parish Council
Grid Reference	432417 E 227989 N
Committee Date	21 August 2023

Application Details:

Outline planning application for up to 90 residential dwellings, including up to 40% affordable housing, creation of new vehicular access off Banbury Road and provision of public open space with associated landscape planting with associated infrastructure, drainage measures, earthworks and all other associated works. All matters reserved except accessibility to the site, for vehicles in terms of the positioning and treatment of access to the site.

Applicant Details:

Mr Grant Stevenson, c/o Agent.

Amendments to Conditions 14 and 15:

14. Before any above ground works commence, an Ecological Design Strategy (EDS) shall be submitted to, and approved in writing by, the local planning authority. The plan shall include, but not necessarily be limited to, the following information:

- Details of planting such as, hedgerows, woodland planting, species-rich grasslands, tree planting, scattered scrub and wildlife pond planting;
- Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
- Details of integrated bird and bat boxes, reptile hibernacula and hedgehog friendly fencing;
- Details of initial aftercare and long-term maintenance and persons responsible for the maintenance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To protect and enhance the site for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of West Oxfordshire Local Plan and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

15. Before any above ground works commence a 30-year Biodiversity Management and Monitoring Plan (BMMP) shall be submitted to, and approved in writing by, the local planning authority. The Plan shall include, but not necessarily be limited to, the following information:

- Description and evaluation of features to be managed, including locations shown on a site map;
- Landscape and ecological trends and constraints on site that might influence management;
- Aims and objectives of management, including ensuring the retention and delivery of the 19.76 habitat units and 16.10 hedgerow units on site;
- Appropriate management options for achieving the aims and objectives;
- Prescriptions for all management actions;
- A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5 or 10 year periods;
- Details of the body or organisation responsible for implementation of the plan;
- Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of possible remedial measures that might need to be put in place;
- Timeframe for reviewing the plan;
- Details of how the aims and objectives of the BMMP will be communicated to the occupiers of the development; and
- The submission of a monitoring report to the local planning authority at regular intervals, e.g. every 5 years.

The BMMP 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 BMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The BMMP shall be implemented in full in accordance with the approved details.

REASON: To secure the delivery of the biodiversity net gain outcome for the required 30 year period and appropriate management of all habitats in accordance with the NPPF (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Additional Representations:

County Archaeological Officer – An updated version of the archaeological evaluation report will need to be submitted prior to us being able to comment on this application.

Officer Comments:

Should Members be minded to approve the application subject to the S106 agreement, the requirement for an updated archaeological evaluation report could be addressed during this period.

Report of Additional Representations

Application Number	23/01504/OUT
Site Address	Land West of London Lane Ascott-under-Wychwood Oxfordshire
Date	18 August 2023
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Ascott Under Wychwood Parish Council
Grid Reference	430192 E 218510 N
Committee Date	21 August 2023

Application Details:

Outline planning application with all matters reserved (except for access) for the development of up to 40 residential dwellings (C3 use), including 50% affordable housing, with vehicular access from London Lane. Provision of associated public open space, alongside landscaping, drainage infrastructure, and associated works.

Applicant Details:

Obsidian Strategic Asset Management Ltd, 2nd Floor, Regis House, 45 King William Street, London EC4R 9AN.

Additional Representations:

One additional letter of objection:

- Although clearly there is a need for low cost/social housing, this is not the place to do it.
- Unless Thames Water, OCC Highways are prepared to put a huge amount of money into the infrastructure in this area this should not be allowed.

Additional Details Submitted by Applicant:

Applicant's response to Cotswold Conservation Board's comments regarding highways impacts of the proposed development (Annex A – Attached).

Officer Comments:

Additional biodiversity information has been submitted and Members will be updated at Committee.