

## Report of Additional Representations

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|-------------------------|------------------------------------------------------------------|
| Application Number      | 23/00179/FUL                                                     |
| Site Address            | Land South East of B4022<br>Oxford Road<br>Witney<br>Oxfordshire |
| Date                    | 3 November 2023                                                  |
| Officer                 | David Ditchett                                                   |
| Officer Recommendations | Refuse                                                           |
| Parish                  | South Leigh Parish Council                                       |
| Grid Reference          | 438045 E 209571 N                                                |
| Committee Date          | 6 November 2023                                                  |

### Additional Consultee Comments Received

Additional consultee comments were received. These are available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and are summarised below:

#### Oxfordshire County Council Highways

Objection for the following reasons:

- The applicant is not agreeing to a condition to cap the annual or daily tonnage. Market conditions could significantly increase demand leading to a greater traffic impact; and
- Swept path analysis has not used the correct vehicle and raises concerns about the geometry of South Leigh Road

#### Oxfordshire County Council Lead Local Flood Authority

No objection subject to the following conditions:

1. Construction shall not begin until/prior to the approval of; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
  - Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
  - A Flood Exceedance Conveyance Plan;
  - Comprehensive infiltration testing across the site to BRE DG 365 (if applicable);
  - Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
  - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
  - Details of how water quality will be managed during construction and post development in perpetuity;
  - Confirmation of any outfall details.
  - Consent for any connections into third party drainage systems

2. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
  - a) As built plans in both .pdf and .shp file format;
  - b) Photographs to document each key stage of the drainage system when installed on site;
  - c) Photographs to document the completed installation of the drainage structures on site;
  - d) The name and contact details of any appointed management company information.

### **Additional Third Party Comment Received**

One further third party objection was received. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and is summarised below:

Objects in relation to:

Safety in light the explosion at the Anaerobic Digester, Cassington Plant;  
Ability/experience of Acorn Bioenergy to run the proposed plant;  
The proximity of residents in High Cogges to the proposed site; and  
Impact to eco-system.

### **Additional Documents Received**

A revised landscape strategy is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/>

A revised Transport Technical Note (TTN3) is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> (OCC Highways are yet to comment on the revised Transport Technical Note).

A proposed planning obligation (heads of terms) is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> (This has not been reviewed by OCC or WODC Legal Teams).

### **Additions to the Committee Report**

#### Summary of Principle

Paragraph 34. (Page 46 of the Agenda Reports Pack) reads 'While Local Plan Policies E2, OS2 and OS3, South Leigh Neighbourhood Plan Policy SLD6 and the NPPF, does offer some support for the proposed development, further assessment is required, and this is completed below.'

Paragraph 34. Should read 'While Local Plan Policies EH6, E2, OS2 and OS3, South Leigh Neighbourhood Plan Policy SLD6 and the NPPF, does offer some support for the proposed development, further assessment is required, and this is completed below.'

#### Conclusion and Planning Balance

Employment created through the construction of the development and once running is a benefit that should be included in the planning balance. The Planning, Design and Access Statement states

'The AD facility would generate approximately 100 FTE jobs spread over the construction period and five FTE jobs during operation'. Officers consider that moderate weight is afforded to this benefit in the balance.

For clarity, this additional benefit does not affect the recommendation to refuse planning permission.