

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**30 October 2014**

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*If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections [aaron.hetherington@cherwellandsouthnorthants.gov.uk](mailto:aaron.hetherington@cherwellandsouthnorthants.gov.uk), 01295 227956*

# Agenda Item 21

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

30 October 2014

### WRITTEN UPDATES

Agenda Item 7    14/00066/OUT    Land north of Hanwell Fields, Banbury

- Amendment to paragraph 5.130 regarding the Heads of Terms and financial contributions:

**Cherwell District Council**

Open space and play areas

- 3 LAPs on site
  - 1 Combined LEAP/LAP on site
- Offsite Outdoor Sport Pitches - £159,235.00  
Offsite Indoor Sports - £115,603.00

30% Affordable Housing

- 48 Affordable units
- There is a requirement for a tenure split of 70% rented and 30% shared ownership or some other form of intermediate housing/low cost home ownership
- Indicative mix:

Rent

4x1b2p M  
18x2b4pH  
8x3b5pH  
2x4b6pH  
2x2b3pBungalow (1x wheelchair standard, both to LTH)

Shared Ownership

10x2b4pH  
4x3b5pH

Refuse Bins @ £67.50 per dwelling  
Monitoring fee £4,850

- New/revised conditions:
  2. That in the case of the reserved matters, application for approval shall be made not later than the expiration of **eighteen months** beginning with the date of this permission
  4. List of Drawing nos:
    - 16841/1002C – Green Infrastructure Parameter Plan
    - 16841/1003A – Land use Parameter Plan
    - 16841/1004A – Building Heights Parameter Plan
    - 16841/1005A – Connectivity Plan
    - 16841/1006 – Play Space Isochrone Diagram
    - 16841/1007 – Open Space Areas Plan

- 16841/1009 – Location plan
- 16841/2001 – Access arrangements sheet 1
- 16841/2002 – Access arrangements sheet 2
- 16841/2003 – Footpath arrangements

**Land contamination and mitigation**

- 12. If remedial works have been identified in condition 11, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 11. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

**Landscape, Trees, Maintenance, Public Open Space & Play**

- 16. No works or development shall take place until a scheme for the protection of the retained hedgerow, trees and plantation woodland (section 7, BS5837, the Tree Protection Plan) for the entirety of the construction phase(s) has been agreed in writing with the Local Planning Authority. This scheme shall include: (a) – (h)  
Reason - To ensure the continued health of retained trees and in the interests of the visual amenity of the area, to ensure the integration of the development in to the existing landscape and to ensure that bird nesting, reptile, badger and bat dispersal habitat is maintained and to comply with Policies C2 and C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

**Archaeology**

- 23. Prior to the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition 22, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.

- **Additional conditions**

**Ecology/Biodiversity**

- 24. Prior to the commencement of the development of any phase identified in condition no. 6, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.  
Reason - To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.
- 25. Prior to the commencement of the development of any phase identified in condition no. 6, including any works of site clearance, a method statement for biodiversity enhancements on site together with the long term maintenance shall be submitted to and approved in writing by the Local Planning Authority. This is to include the details of a minimum of 30 bat roosts and 20 bird nesting boxes both around the site and incorporated within the dwellings. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
- 26. A 30m buffer zone is to be retained around the identified badger sett throughout the construction phase and protected from disturbance by the erection of suitable fencing that will still allow badgers access to the

sett. The fencing is to be in place prior to the commencement of any works on site, including vegetation clearance.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework

27. In the case where the development hereby approved has not commenced within 1 year from the date of the approval, prior to the commencement of the development hereby approved, an updated badger survey shall be undertaken to establish changes in the presence, abundance and impact on badgers. The survey results, together with any necessary changes to the mitigation measures shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework

28. All areas of grassland are to be maintained at a sward height of 3-5cm following mowing or cutting in the season immediately preceding development, to deter reptiles from entering the site. This vegetation length is to be maintained for the entirety of the construction phase.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework

29. Any mature trees to be subject to felling or lopping works are to be surveyed for the presence of bats by a suitably experienced ecologist immediately prior to the commencement of the development. The results of these surveys are to be submitted to and approved in writing by the Local Planning Authority including a suitable mitigation strategy if necessary.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework

Other conditions to be renumbered accordingly

- **Additional conditions**  
**Highways/Access**

1. That prior to the first occupation of the development the proposed means of accesses onto Dukes Meadow Drive are to be formed, laid out to the approval of the Local Planning Authority and constructed strictly in accordance with the highway authority's specifications and that all ancillary works specified shall be undertaken.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

2. Prior to the commencement of the development hereby approved, full details of the access(s) vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, and prior to the first occupation of the development the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be shall not be obstructed by any object, structure, planting or other material.

Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the first occupation of the development all the new footway/cycleways to serve the development site shall be laid out, constructed, lit (if appropriate) and drained to Oxfordshire County Council's Specifications.

Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

4. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development and addressing each construction phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority). This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during the peak traffic periods and an agreed route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

5. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that may obstruct or dissuade the public from using the public right of way whilst development takes place.

Reason - to ensure the public right of way remains available and convenient for public use and in the interests of public amenity and to comply with Government guidance contained within the National Planning Policy Framework.

6. No construction / demolition vehicle access may be taken along or across a public right of way without prior permission and appropriate safety/mitigation measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants or their contractors to put right / make good to a standard required by the Countryside Access Team.

Reason - to ensure the public right of way remains available and convenient for public use and in the interests of public amenity and to comply with Government guidance contained within the National Planning Policy Framework.

7. No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior permission and safety and surfacing measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants, their contractors, or the occupier to put right / make good to a standard required by the Countryside Access Team.

Reason - to ensure the public right of way remains available and convenient for public use and in the interests of public amenity and to comply with Government guidance contained within the National Planning Policy Framework.

- 8 The Public Rights of Way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. Details of the improvements should be submitted to and approved by the Local Planning Authority in consultation with the Countryside Access Team.

Reason - to ensure the public right of way through the development retains character and use as a linear corridor and is able to integrate with the development in the interests of public amenity and to comply with Government guidance contained within the National Planning Policy Framework.

- **Additional informatives**

3. Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council (OCC) Road Agreements Team for the off-site highway works under S278 of the Highway Act. For guidance and information please contact the County Council's Road Agreements Team on 01865 815700 or email [RoadAgreements@oxfordshire.gov.uk](mailto:RoadAgreements@oxfordshire.gov.uk).
4. The off-site highway works will be subject to a Section 278 Agreement between the developer/applicant and OCC (when Dukes Meadow Drive is adopted). In addition to this legal agreement a bond will be required to cover the construction costs of the any works as well as there being a supervision fee of 9% and potential commuted sums.

- Letter from local resident to Cllrs Webb and Reynolds in which the following relevant planning points are made

*I would hazard a guess on this development being passed regardless of what a number of residents think. Having already and constantly been ignored on our views and opinions. My faith in the council is dire.*

*I have concerns about these plans that I feel will have a detrimental effect on me and my family. Firstly the closeness of the buildings to Dukes Meadow Drive. Many parts of the estate already seem claustrophobic and on top of each other, the only saving grace is the openness of the surrounding area. This will be negated if this development is allowed to be built so close to the road. It does not reflect the current layout of the estate. Along the opposite side of DMD houses are situated some 5-10m back from the edge. This development should have the same approach. The density is also far too great.*

*Secondly this development shows no sign of having its own green space, instead I read that it is going to be using the park between Usher Drive and Winter Garden Ways. This park was designed and implemented to fulfil the*

*need of a number of people within the area. By allowing this development to share this green space will only compromise the park's ability to deliver a restful and tranquil area by over population.*

*Previously I have complained about trespassing on my property from users of the park. I have witnessed and reported fly tipping, illegal motor bike riding, drug use, violence and anti-social behaviour. I have asked the parks department to make the hedgerow in front of my house to be wider. The response is we don't have the budget. I have a right to privacy, be it noise or trespassing all of which the council is failing to negotiate. More people will mean more nuisance, something that I will hold the council responsible for should this aspect of the plans be allowed.*

**Agenda Item 8                      14/00137/F                      Heyford Park, Upper Heyford**

- **Application WITHDRAWN**

**Agenda Item 9                      14/00962/OUT                      Hook Norton Road, Sibford Ferris**

- Documentation received from applicants agent including viability statement, record of public meeting in June 2014
- The following comments from local residents have been received recently

**1) Neighbour objection:**

Location OS parcel 4300 we know this field very well having walked it daily for over 30 years. The area towards Shortlands is of particular interest. Historically badgers frequent this hedgerow and to this day they work the set , bedding and prints are visible. The rough grassed area is used by roe deer resting up over night as well as pheasant and a pair of partridge (grey) Sky larks nest in season and can be heard singing high above. A small flock of sparrows frequent the hedge along side the old barn. From the old crab apple tree the hedge running down to the road gives cover for two pairs of yellow hammer as well as finches, blackbird, pigeon, rooks and crows. Female buzzards often rest up on the lower side of the field taking in the sunshine.

Grass snake and toads have been observed by us on one occasion a fox tossing a grass snake and then walking off the snake playing dead and on our return it had gone. The other occasion I nearly trod on a toad as it leapt up under foot and the snake moved off into the long grass. There are small vole like mammals which move too quickly for me to identify. Bumble bees nests have been dug out a small ginger bumble as well as the larger black bee.

The willow herb plant gives good cover for small animals. We counted four types of vetch a pale blue, purple, yellow and white the white we couldn't find in the flower books but it is very like the others. An abundance of buttercup, dandelion, hen and chicken, clover red and white, camomile. This year we found two plants of orchid, lesser spotted , one near the path at the top of the field the other deeper into the grassed area .

The hedge used to contain honeysuckle but not seen it this year. Blackberry, ivy abound. This year we saw bright ginger moths and primrose yellow ones quite a number for a few days. Grasses are various. The field was for a while grazed but for many years now has grown wheat, rape, corn, potatoes. I would be interested to learn what the agricultural value is whether it ranks in the top grade of 1 to 3a. I understand

that the crop this year was ear marked for bio fuel.

I hope the information is useful to you as we would like to see this area protected.

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## **2) Neighbour objection**

We have known this field very well having walked it daily for over 30 years. The area towards Shortlands is of particular interest. Historically badgers frequent this hedgerow & to this day they work the set, bedding & prints are visible. The rough grassed area is used by roe deer resting up over night, as well as pheasant and a pair of grey partridge. Sky larks nest in season & can be heard singing high above. A small flock of sparrows frequent the hedge along side the old barn. From the old crab apple tree, the hedge running down to the road gives cover for two pairs of yellow hammer as well as finches, blackbird, pigeons, rooks and crows. Female buzzards often rest up on the lower side of the field taking in the sunshine. Grass snake & toads have been observed by us, on one occasion a fox tossing a grass snake & then walking off, the snake playing dead, on our return it had gone. The other occasion I nearly trod on a toad as it leapt up under foot and the snake moved off into the long grass. There are small vole like mammals which move too quickly for me to identify. Bumble bees nests have been dug out, a small ginger bumble as well as the large black bee. The willow herb plant gives good cover for small animals. We counted 4 types of vetch, a pale blue, purple, yellow & white, we couldn't find the white one in the flower books but it is very like the others. An abundance of buttercup, dandelion, geranium, clover red and white & camomile. This year we found 2 plants of orchid, lesser spotted, one near the path at the top of the field the other deeper into the grassed area. The hedge used to contain honeysuckle but not seen this year. Blackberry and ivy abound. This year we saw bright ginger moths & primrose yellow ones, quite a number for a few days. Grasses are various. The field was for a while grazed but for many years now has grown wheat, rape, corn, potatoes. I would be interested to learn what the agricultural value is whether it ranks in the top grade of 1 - 3 a. I understand the crop this year was ear marked for bio fuel. I hope this information is useful to you as we would like to see this area protected. I therefore OBJECT to the proposal.

## **3) Neighbour objection:**

### **TRAFFIC:**

On Thursday 2<sup>nd</sup> October 2014 I parked outside 4 Hook Norton Road which has been my family's home for nearly fifty years.

From 7.45am - 9am I recorded traffic coming from Hook Norton direction into the village and turning right into Sibford School.

Traffic leaving the village and turning left into Sibford School.

School van movements coming from the school to Margaret Fell House where the school laundry and uniform shop are based.

Total number of traffic movements in 1 hour 15 minutes was 455!!

Again from the same parking position and as above I recorded traffic between 3pm - 6pm this was 685!!

A total in one day in 4 hours 15 minutes was 1140!!

On Friday 3<sup>rd</sup> October 2014 as above I recorded traffic between 8am - 9.30am in 1 hour 30 minutes this was 399. Grand total of traffic movements in 5 hours 30 minutes



over two days was 1539.

I observed coaches leaving Sibford School and turning into the village - it takes almost to the street light opposite Margaret Fell and close to no.4 before they have completed the manoeuvre, straightened up.

Highways placed monitoring strips outside no.3 Hook Norton Road from mid day on Friday 17<sup>th</sup> October and they were removed mid day on Wednesday 22<sup>nd</sup> October.

The position of this did not record the same area as I did.

Peter Robinson is Business Manager for the School and is also on the Parish Council. I wonder if it would be helpful to ask the school to monitor traffic on the school drive, thereby giving a clearer indication of how much traffic they generate.

The School has changed considerably over the years and although still a Boarding School is now predominantly a Day School. The school host many and varied paid interesting events which is lovely but it does add considerably to the traffic problem.

Even in half terms and holidays there are many activities, kids camps, sporting events such as triathlon , rugby, football, cricket etc - many interacting with other schools and with 300 families from around the area including Banbury using the swimming pool, it increases the traffic movements to the village.

It would appear the school is on half term this week starting Monday 20<sup>th</sup> October.

#### **VEHICULAR ACCESS POINTS ON TO THE HOOK NORTON ROAD**

In a distance of 1/10<sup>th</sup> of a mile (176 yards) there are at the moment 16 vehicular access points.

These are:

Sibford School Main Entrance - cars, vans, coaches, mini buses, and skip lorries.

Margaret Fell - 2 entrances - two teachers flats, one shared with the laundry and second hand uniform shop.

No.1 -4 Hook Norton Road, with a public footpath between no.4 and laundry access and entrance to electricity sub station by no.1 neither of which was included in my count.

Cotswold Close - serving multiple houses, single lane due to the amount of parked cars and these are also blocking the entrance to the children's play area.

Back Lane - 6 properties and school traffic. Delivery vans to the school tend to use this lane as it is quicker than going around the school drive.

Apple grove -

Virginia Cottage - 2 parking and 2 garages which included Westerways as well.

On the opposite side of the road:

Ferris Court - 4 houses.

Stewarts Court - 3 houses at the moment plus access to a five bed dwelling for Mr. D. Stewart, when built. (on the plan is shown as Buttwick House which is incorrect)

House to the right of High Rock entrance.

High Rock - one dwelling at the moment but I believe outline planning permission in the garden for 2 dwellings to the right of the drive.

With most, if not all homes having 2 cars and more if a young adult is still living at home, this has created a very intense traffic area. In this 1/10 of a mile area there are more vehicular access points on to a main road and serving more than 1 property than anywhere else in the village.

There are some serious HOT SPOTS in the village due to parking on the road. Unavoidable in some cases as there are no other parking areas. From Cotswold Close down to Applegrove there are now regularly 8 - 10 cars parked here making this area single lane and obstructing vision for both Cotswold Close and Back Lane.

From Westerways to Mulberry House again single lane for a lot of the time.

Home Close and the Manor - single lane for a lot of the time. It pushes large farm traffic, of which there is much, onto the pavement to be able to get through. I believe the Manor development gave all the flats car parking and garaging to avoid blocking the road. Not all the people use this facility.

Malvern house right up past the shop to the Old Forge, single lane most times and there is parking on both sides of the road due to the Shop/Post Office. At best it's a chicane and at worst it blocks the road completely and on occasions traffic has had to reverse back to Lanes End and use Mannings Hill. Buses and farm traffic have a difficult time getting through.

Nigel Matthews at Ferris Hill Farm obliges by not coming through at peak times but the same cannot be asked of Emergency Services. Living down the lane by the village shop as I do, vital time would be lost should any of us need the Fire Service. The lane is too narrow for very large vehicles and with the congestion already in that area would have serious consequences for any of us needing them. The village has become a rat run for large vehicles taking short cuts. There has also been an increase in Super market delivery vans as it would appear more people are shopping on line.

## **SEWAGE**

I have lived in Sibford for nearly 50 years and I don't even remember the sewage system being updated in that time. A few years ago there was crude sewage spilling out onto the pavement by Little Thatch and then again on the Woodway Road by Faraday House. This area was fouled for quite some time spilling down onto a public footpath as well as into the adjoining field where animals were grazing. It was quite some time before this was fixed.

## **VILLAGE FACILITIES**

The Mobile Library will not be coming to the Ferris any more, just to the Gower, and as they used to park near to the village shop, one wonders if the difficulty in finding a space has anything to do with this.

I have been told that the Doctors Surgery don't have room to take on anymore doctors given the area they cover and should the population increase thereby increasing waiting time for appointments, and one wonders about the pressures put on the

Teachers at the Village School with larger class sizes.

## **THE PROPOSED SITE**

The Allotments, in my opinion are not in a good area due to the close proximity to the trees in Mr Stewarts garden. There are oak, which will grow towards the south sunlight creating a lot of shade in time, poplar, eucalyptus, and fir trees, and his shrubs which make up the hedgerow on the drawing to be maintained. There would be problems with tree roots and as such given a little time the allotments would be abandoned and left as an eyesore. Also considerable pollution from traffic. My elderly neighbours let out some of their garden to a lady on the Hook Norton Road for growing vegetables. This seems to work well as not only is it company for an older person but vegetables are exchanged also. I don't know how many more do this.

**PARKING** - No facility for parking other than on the road.

**PROPOSED Entrance 17** onto the Hook Norton Road. As I have already stated with two plus cars to most households and the same would be for the flats is just creating more Noise, Pollution, Safety issues and difficulty with traffic movement in this already busy area.

**PLAY AREA** - Definitely not a good idea to have an area for Children on the edge of a village. Given the age we live in Children/Young people need some protection from properties around them. It could/would I believe, encourage use of illegal substances as has been the case on the Woodway Road last year with vehicles parking up.

The field is a very exposed area and I know how much it costs my 93 year old father to heat his property.

I believe the field to be of a high agricultural standard from the people who used to rent and work it. How does it rate?

The ecology report says there are no badger sets - this is incorrect. Badgers are very much in evidence and along the Woodway Road too. I know my sister has already listed the flora etc in the field but would like to add to that. I have seen red Kite over the field a pair of Raven have been living in and around the village for approx. 2 years, and can be heard in the pine tree at Margaret Fell. Quite a large flock of Canada Geese rest up in the field at times, but mostly prefer the field off the Wood Way. The last time they were there for over 2 weeks.

Given the content of my letter I DO NOT believe Sibford Ferris can take any more development especially in the proposed area. Has anyone considered a pollution survey?

### **4) Neighbour objection:**

I can confirm Sibford School is on a 2 week half term holiday which commenced on Friday 17th October 2014.

This was the day Highways placed the traffic monitoring on the Hook Norton Road from midday, so will not give an accurate account of traffic volume.

**Agenda Item 10**

**14/01310/F**

**Land south of Aylesbury  
Road and east of  
Blackstone Farm,  
Aylesbury Road,**

## Blackthorn

- The Environment Agency has confirmed that they have no objection to the proposal, following confirmation from the applicant's agent that the ground levels on the site will remain the same.
- **Blackthorn Parish Council:** wish to object to the application as the proposal to put a new access and gate would present a dangerous access onto the A41

### Agenda Item 12

14/01345/F

Beaumont Rd, Banbury

- Full response received from OCC which can be broken down into the following responses;
  - Transport – no objections subject to conditions and financial contributions towards Banbury Strategic Transport Package, improved pedestrian linkages between the site and the bus service and Travel Plan Monitoring.
  - Ecology – The local Authority should be seeking the views of their own in-house ecologist
- In response to the comments of OCC Transport it is your officer's opinion that it is unreasonable to be requesting the suggested financial contributions as the proposal is essentially a replacement employment use for that which was previously on site and as such the pressures on the local infrastructure should be no greater than the previous situation. In their own response OCC Transport recognises that vehicular movements associated with the site are likely to be of a similar number compared to the previous use. 7 conditions are suggested by OCC Transport, only those that are considered reasonable given the previous and current site circumstances will be added to the recommendation.
- Additional conditions proposed;
  5. Prior to the commencement of the development hereby approved, full details of a scheme to prevent any surface water from the development discharging onto the adjoining highway shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage scheme shall be implemented and retained in accordance with the approved details.

Reason - In the interests of highway safety and flood prevention and to comply with Government guidance contained within the National Planning Policy Framework.
  6. Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of long and heavy goods vehicles turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

### Agenda Item 15

14/01518/F

10 Friars Hill Flats, Wroxton

- Consultation period now expired (29 October 2014, not September as referred to in the Recommendation) – no letters of objection received.
- Wroxton Parish Council – No objections but commented that there should be some division between the kitchen and bathrooms and the layout appeared

cramped.

- The separation between the kitchens and bathrooms has been addressed through the receipt of amended plans which addresses both the comments of the Private Sector Housing Officer and the Parish Council

**Agenda Item 16**                      **14/01555/F**                      **Land W of Dane Hill Farm, North Aston**

- Local Highways Authority - no objections
- Ecology Officer - no objections

**Agenda Item 17**                      **14/01568/F**                      **South Newington Rd, Barford St.Michael**

- **English Heritage response received 28 October 2014:**

We do not wish to comment in detail, but offer the following general observations.

**English Heritage Advice**

The field used for camping has no hard standings or roadways and its naturalistic appearance therefore preserves the agricultural setting of the Grade II\* building as far as is possible. We would not object to the principle of year round camping on the site, provided that no additional hard standings or roads were introduced as this could cause some harm to the significance of the building as the sense that the building is surrounded by agricultural fields would be harmed.

We also note that a visual screen in the form of a fast growing hedge or high fence may be introduced. A screen comprising a non-native species or high close boarded fence could be incongruous features in the wider landscape setting of the Grade II\* manor house causing some limited harm to its significance and are thus not considered appropriate boundary treatments in this instance. We would suggest that if a visual screen is deemed necessary, then a native species hedge might be appropriate.