

**CHERWELL DISTRICT COUNCIL  
PLANNING COMMITTEE**

20 March 2025

**WRITTEN UPDATES**

**Agenda Item 8 – Land Adjoining and North of Playing Field, The Bourne, Hook Norton (24/1948/OUT)**

**Local Residents:** A number of representations have been received since the committee report was written. There are now 112 letters of representation objecting to the proposal. None raise any new issues which are not covered or highlighted within the Officer's Committee report.

**Agents:** Concerned regarding the timings of the submission of the reserved matters application if members are resolved to go with officer's advice. It should be 2 years rather than 1 year, which is still shorter than the 3 years.

Also do not consider that a design code condition should be imposed, and there is no policy justification for this. Consider it falls outside the remit of Policy ESD15 which states '*The Character of the Built and Historic Environment*' does state "***For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.***"

**Officer Response:** Condition 2 needs to be revised to allow for two years for the submission of reserved matters—still less than three years, to promote our five-year housing land supply. In regards to the design code, it is considered that this is reasonable in this particular case, considering the higher level of the site to the northeast of the site. It is noted that the agents have worked with officers to overcome our concerns about constructing dwellings on higher level, as this would result in development on higher ground. Therefore, Officer's consider this is required to mitigate against the impact of the development.

Amended comments are expected to be received from Oxfordshire County Council, and if they are received prior to committee these will be reported at the meeting.

**Agenda Item 9 – Fourways, North Street, Islip (24/00572/F)**

Additional neighbour comments have been received. The comments are summarised below:

- Does not address issues from previous application
- Sensitive site being on the edge of Otmoor
- The site is an attractive entrance to the village
- Raised nature of the site, increases the impact
- The garages will add to the overall bulk of the development
- The plans do not address the privacy issues impacting St. Nicholas Close

- Increased overlooking from existing situation
  - All of the properties on elevated land in the area sit well back from the street
  - The developer has submitted a misleading computer generated image
  - The Conservation Area appraisal states it will support occasional new buildings that are sympathetic to the area
  - The size of the houses are out of proportion with the surrounding area
  - Still overlooking neighbours properties
  - Modern features, such as patio doors facing Middle Street which is a Conservation Area
  - Concerns regarding parking and safety of access
  - Negative impact on the historic village
  - The area is liable to flooding
  - Impact on ecology
  - Impact on archaeology
  - Development on the site should only be single storey
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- In favour of redevelopment of the site in a more sympathetic manner
  - Would support a single family dwelling on the site
  - Some of the amendments to reduce the size of house 1 are welcome

*Officer comment: The concerns raised in the additional representations are not new issues and similar issues have already been considered before reaching the recommendation set out in the report.*

### **Agenda Item 10 – Oxford South Depot, 1 Woodstock Road, Yarnton (24/02872/F)**

**CDC Drainage Engineer comments:** Advises that there is no fluvial flood risk indicated on the site but it is materially affected by surface water flood risks, however this can be effectively mitigated provided the drainage infrastructure is set out to accommodate this.

**Officer response:** No change to the Recommendation.

#### Additional information submitted

NatureSpace report in relation to impacts on great crested newts and the District Licensing Scheme.

**NatureSpace comments:** Holding objection removed, confirms no objection to the proposals subject to conditions as follows:

*1. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR150, or a 'Further Licence') and with the proposals detailed on plan "Land off Woodstock Road: Impact plan for great crested newt District Licensing (Version 2)", dated 13th March 2025.*

*Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the*

*Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.*

*2. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR150, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.*

*The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.*

*Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.*

*3. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR150, or a 'Further Licence') [and in addition in compliance with the following:*

- *Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.*
- *Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.*
- *Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).*
- *Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.*

*Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.*

**Officer response:** No change to the Recommendation.

### **Agenda Item 11 – Appeals Progress Report**

No Update