

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Mon 27 January 2020

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E WTC/094/19	Approved	41 OXLEASE
E WTC/180/19	Approved	206 FARMERS CLOSE
E WTC/185/19	Approved	80 TOWER HILL
E WTC/186/19	Approved	STANLEY COURT, RICHARD JONES R
E WTC/187/19	Approved	27 CRAWLEY ROAD
E WTC/188/19	Approved	LAND AT WEST WITNEY
E WTC/189/19	Approved	RANGE ROAD
E WTC/190/19	Approved	15 OXLEASE
WTC/192/19	Approved	6 CHERRY TREE WAY
E WTC/196/19	Approved	10 SOUTH LAWN
E WTC/197/19	Approved	UNIT 3 - 4 WOOLGATE CENTRE
E WTC/198/19	Approved	36A NEW YATT ROAD
E WTC/201/19	Approved	UNIT 3 MARRIOTT'S WALK
E WTC/203/19	Approved	Unit 11 Vanbrugh Quarter
E WTC/214/17	Approved	24 WESTCOTE CLOSE
C WTC/237/17 District COMMENT	Approved	LAND NORTH OF BURFORD ROAD Local COMMENT Witney Town Council has objected previously to this site and continues to have reservations to its suitability. Witney Town Council object to this application as it stands and request that the following concerns and recommendations be taken into account in consideration of this application:-

" ACCESS POINT - Witney Town council understand that the means of access to the site was granted by the Secretary of State, however Witney Town Council feel that the increased traffic on the Burford Road that will be as a consequence of this and other forthcoming developments will have a negative effect, Particularly with regard to the position of the proposed entrance

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which in our consideration has not been thought through adequately with regard to position, size, visibility and volume of traffic.

Witney Town Council considers that the entrance to the site is too narrow and appears to look like a drive between houses which may confuse drivers entering the site. Witney Town Council recommends that a new entrance similar to that for Madley Park off Woodstock Road be located to provide direct access an enlarged Tower Hill Roundabout.

This is a very busy road with stationary traffic located in front of the proposed entrance several times during the day, and will require a hatched area on the East bound Carriageway so as not to obstruct exit from the site unduly, along with alternative route planning than the use of the Burford Road, Bridge Street / High Street routes. Witney Town Council are also concerned that the location of the 2x lanes just inside the Burford Road entrance to access are too close along with dwellings fronting the entrance road potentially causing traffic to be stationary on the Burford Road.

The lack of 2 entrances and exits to the site is of concern to Witney Town Council, particularly because it is contrary to the guidance of the NPPF guidelines considering its proximity to the gas storage depot. The location of the emergency vehicle entrance is also too close to the roundabout and is likely to be utilised as the main entrance for the site by its residents and visitors.

Witney Town Council Recommend that an additional wider entrance off the Tower Hill roundabout makes far more sense particularly as only one access point for the estate is suggested.

Witney Town Council raise concern of emergency & Waste Vehicle access to the site, consideration should be made to incorporate access to the North Springfield Road site, this would create a second entrance and spine road from Tower Hill Roundabout where local busses, Waste Collection and emergency vehicles could travel through.

" ROAD STRUCTURE - Block paving was used similarly in Madley Park for aesthetic and traffic calming measures, this does not wear well needing frequent remedial work, Oxfordshire County Council repairs are not like for like using Tarmac to infill the damaged area and eventually leaves the area looking

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in a poor condition.

Witney Town Council would like to see the removal of the block paving on Roads within the development.

" **INFRASTRUCTURE** - This development adds significant pressure onto the local infrastructure giving the following predicted population levels based upon 3.2x persons per dwelling, All Primary schools are currently full in this locality and Secondary Scholl catchment area in the other side of the Windrush River with the only Bridge Crossing being in Bridge Street. This development increases the population approximately by an additional 832 persons, of which we estimate will be circa 80 primary school children and 65-80 Secondary School Pupils.

Further to this, Witney Town Council would like to see the following infrastructure provision

- a) Provision towards additional year entry Primary School for 80 Pupils est.
- b) Provision towards an additional 3rd Secondary School for 65-80 Pupils est
- c) Contribution for expansion of Nursery School places for 2-4year olds
- d) Contribution towards construction of New / or expansion of Witney Hospital, ½ a GP and Surgery provision.
- e) Road improvements along Burford Road and provision of a safe crossing.
- f) Enlarging of Tower Hill Roundabout to create a safer and practical route for vehicular access to the site including for Busses and Waste Collection Vehicles, Cyclists and Pedestrians.
- g) Suitable and accessible play and park facilities for use by residents and visitors.
- h) Provision of Bus & Waste Collection Routes through the site, along with a Bus Stop and shelter central to the site.
- i) Inclusion of Play equipment within the NEAP area and development of the undeveloped northern area to provide additional recreational space.
- k) Contribution towards the 'WELL' West End Link Road river crossing.

" **UTILITIES**

Sewerage: Witney Town Council notes that provision of a pumping station for sewerage is located next to a play area in the north East corner of the site pumping towards Tower Hill.

The services in Tower Hill are old and in need of upgrading. Witney Town Council would like to reassurance that the developer ensure that adequate provision be set aside for remedial works that may be required to upgrade the Waste water services in Tower

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Hill and Ducklington lane.

Electricity: with the move towards electric vehicles, Witney Town Council seek to ensure adequate provision is made available for all dwellings to have Electric Vehicle Charging Points.

Fibre Broadband: Witney Town Council consider that Fiber Optic cable to be a 'NEW' Utility and request that it be installed to all dwellings during the development.

3G, 4G & 5G mobile network: Mobile phone networks in Witney are poor and the advent of 5g is upon us with the next generation of phones in early 2018. Witney Town Council considers that with the safety zone being uninhabitable that provision of a 3G, 4G & 5G Mast could be hidden unobtrusively within the site.

Water, Gas, BT - Witney Consider that these are standard utilities and will be provided

" FLOOD ALLEVIATION

The Northern /edges of this site are known to Flood, and residential areas and Business sites downstream flood on a bi-annual basis. Witney Town Council are concerned that additional hard surfacing of this site will exacerbate the problem.

Witney Town Council considers that the size and location of the Attenuation Pond is insufficient and are concerned that it will lead to direct flow of polluted surface water into the River Windrush.

Witney Town Council Recommend that grey and surface water capture is incorporated into every dwelling to mitigate Flood Alleviation concerns with filtration to ensure pollution does not enter the River Windrush.

" BUILDING MATERIALS

Witney Town Council considers the use of Red & Yellow Brick overlooking the Cotswold AONB inappropriate and request that properties visible from the Road and Windrush Valley are constructed in Cotswold Stone or Reconstituted Cotswold Stone.

Witney Town Council Considers that the proposed roof materials Red Clay etc are not in keeping with the Predominately Slate of the Cotswold AONB, use of Solar slate tiles on the southern side of roofs should also be considered.

" AONB

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Witney Town Council requests that the development is constructed so as to respect the view of the Cotswold AONB.

" PARKING PLACES - Witney Town Council do not consider enough parking facilities have been allocated and that visitors and residents will park along the narrow roads causing obstructions for emergency vehicles.

Witney Town Council would like to see the following minimum parking provision.

1 Bed Dwellings - 1x Parking Space
2 Bed Dwellings - 2x Parking Spaces
3 Bed Dwellings - 3x Parking Spaces
4 Bed Dwellings - 4x Parking Spaces
5+ Bed Dwellings - 5x Parking Spaces

" NON DEVELOPED AREAS

There are 2 large areas that remain undeveloped on the plans.

Safety Zone - Witney Town Council are concerned that this area is an open invitation for children to play, there is no indication on the plans as to how this area will be managed, planted and secured.

Witney Town Council would like to see a high mound created and Trees Planted to shield the view to the Gas Storage Depot and assist to mitigate in case of an explosion.

Flood Zone - Witney Town Council understand that this area will flood, however the majority of the year it can be utilised recreationally.

Witney Town Council would like consideration for this area to be utilised for provision of a 3G Pitch or grassed to play football, Rugby and Hockey with sufficient area for parking.

This area can then be used as a drop of point for Buses, and access to the Cotswold hiking path network.

Consideration could be made for provision of Bus Shelter and snack shop.

" CYCLE PATHS - There appears to be sufficient consideration - if any - for cycle tracks and pedestrian access to town. With Town Council Considers that adequate Provision be made for Cycle and Pedestrian access to the Burford Road with adequate crossing points to safely facilitate these paths/tracks.

" LACK OF INTEGRATION - The mix of proposed

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housing is unacceptable in terms of different types of family. Witney Town Council seek that the design should be seeking full integration of property types and not segregating the smaller and affordable at the back of the estate.

Witney Town Council request that affordable properties are fully integrated into the site.

OTHER PLANNING DETAILS

WTC/200/19

Withdrawn

27 LOWELL PLACE