OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: West Oxfordshire
Application no: 14/01671/OUT
Proposal: Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highways works, drainage and landscape works including provision of public open space.
Location: Land North West of Woodstock Road, Witney

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice.

Overall view of Oxfordshire County Council:

The county council is concerned with this proposal for the following reasons:

- The submitted information fails to appraise appropriately the traffic impact of the development and as such fails to promote the sustainable transport aspirations of the County Council, contrary to Oxfordshire Local Transport Plan 3 and the Nation Planning Policy Framework.

- The proposal would increase traffic and related delay at sensitive junctions and through Bridge Street to the detriment of the convenience of highway users and air quality, contrary to Oxfordshire Local Transport Plan 3 and National Planning Policy Framework.

- The application does not present a master plan for the full North Witney Strategic Development Area as proposed in the WODC Housing Delivery Consultation document (2014), or show how the application site contributes to the wider vision and infrastructure of the full site.

Comments:

This is an outline application for a residential development of up to 200 dwellings. The application is outline for all matters except for means of access.

The proposed site is not included as an allocated development site in the WODC draft Local Plan 2029 (published in 2012).

The application site forms part of a larger 1000 dwelling site, the North Witney Strategic Development Area (SDA), as proposed in the WODC Housing Consultation document (2014). The draft policy for North Witney SDA acknowledges the 1000 dwelling site includes c180-200 homes on land between New Yatt Road and Woodstock Road and that...
development on the larger part of the site between New Yatt Road and Hailey Road be phased to come forward post 2021. Therefore, the proposed application for 200 dwellings is integral to the 1000 dwelling site and the infrastructure needs of the whole site. The application fails to acknowledge this issue.

However, should the District Council minded to approve this application then in addition to mitigate the traffic impacts satisfactorily the development would also require to deliver a number of on-site and off-site infrastructure improvements and provide financial contributions to mitigate the potential impacts from the development.

The detailed requirements for minimum level of infrastructure through S106 contributions that would be expected from the developer to mitigate the impact of this proposal are set out in the Officers response at Annex 1.

Officer’s Name: Lisa Michelson  
Officer’s Title: Locality Manager  
Date: 17 December 2014
RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: West Oxfordshire
Application no: 14/01671/OUT
Proposal: Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highways works, drainage and landscape works including provision of public open space.
Location: Land North West of Woodstock Road, Witney

Transport

Recommendation:

Objection

The submitted transport assessment fails to appraise appropriately the traffic impact of the development and as such fails to promote the sustainable transport aspirations of the Local Highway Authority, contrary to Oxfordshire Local Transport Plan 3 and the Nation Planning Policy Framework.

The proposal would increase traffic and related delay at sensitive junctions and through Bridge Street to the detriment of the convenience of highway users and air quality, contrary to Oxfordshire Local Transport Plan 3 and National Planning Policy Framework.

Key issues:

Insufficient Traffic Impact Assessment
Contribution to the Infrastructure Delivery Plan and Witney Area Transport Strategy
Proposed direct mitigation

Detailed Comments:

Local Plan Context
The proposed site is not included as an allocated development site in the WODC draft Local Plan (2012).

The WODC Strategic Housing Land Availability Assessment (SHLAA) 2014 identifies the site as part of the wider site numbered 198 “North of Witney”, and categorises the whole sites as available and developable with the additional comments that the site is “Relatively sustainable location for urban extension development although not proximate to Witney’s main employment areas. If the site were to come forward would need to deliver significant highway infrastructure including the West End Link and Northern Relief Road. However, landscape sensitivities reduce the capacity of development.”

The application site forms part of a larger 1000 dwelling site, the North Witney Strategic Development Area (SDA), discussed in the WODC Housing Delivery Consultation document (2014). The draft policy for North Witney SDA acknowledges the 1000 dwelling site includes
c180-200 homes on land between New Yatt Road and Woodstock Road and that development on the larger part of the site between New Yatt Road and Hailey Road be phased to come forward post 2021. Therefore, the proposed application for 200 dwellings is integral to the 1000 dwelling site and the infrastructure needs of the whole site.

The application does not present a master plan for the full North Witney Strategic Development Area, or show how the application site contributes to the wider vision and infrastructure of the full site.

Traffic Impact Assessment
The transport assessment has not included any junction assessments detailing junction capacity, queue length and delay. This is a serious omission from the evidence to support the planning application and the impact of the development on the highway network has not been proven. For example, the impact of the development on the severely congested junctions at Bridge Street, which form the Witney Air Quality Management area, is not quantified or mitigated.

The omission of detailed junction assessments, particularly in the vicinity of the site where severe congestion is present, does not meet Oxfordshire Local Transport Plan Policy SD1 part iii which seeks confirmation that ‘the traffic from new development can be accommodated safely and efficiently on the transport network’. The omission of junction assessments presents an objection to this application.

I consider the following junctions require assessment:
Site Access / Woodstock Road
Site Access / New Yatt Road
Woodgreen / West End
Woodgreen / Woodstock Road
A4095 Woodstock Road/Newland/Bridge Street/West End
A4095 Bridge Street/ High Street / Mill Street junctions
A4095 Woodstock Road / Jubilee Way

The assessed traffic years are 2014 (based on uplifted 2011 data) and 2029. It is usual that impact of development is assessed at 5 year and 10 year increments. In this case the base year would be 2014, 2019 - 5 year and 2024 - ten year assessments. Also it is noted that surveyed traffic data dates back to 2011.

It is unreasonable to state that the A40/Shores Green scheme will mitigate traffic arising from the development, given that this infrastructure is not yet committed. Whilst the County Council supports and seeks delivery of the A40/Shores Green west facing slip roads scheme, at the time of this application the A40/Shores Green scheme delivery is not confirmed infrastructure.

This application has not considered the timing of potential delivery of the site in conjunction with the timing of potential infrastructure. If the application is approved, there is likely to be a significant period between completion of the housing development before A40/Shores Green scheme is delivered. The impact of traffic arising from the site without or before A40/Shores Green scheme has not been considered in this application, and is therefore not mitigated. The omission of this information presents an objection to this application.

It is acknowledged that in response to the WODC draft Local Plan (2012) consultation OCC confirmed that the West End Link Road 2 was not required to be delivered based on 1,900 homes allocated to the Witney sub area, but continues to safeguard the route. OCC continue to work with WODC on the infrastructure implications of the emerging Local Plan in light of
the Strategic Housing Market Assessment (2014). The West End Link Road 2 is included in the revised Infrastructure Delivery Plan accompanying the Housing Delivery Consultation (2014).

Air Quality Assessment
The Air Quality Assessment is based on the assumption that the A40/Shores Green scheme has been constructed. I do not agree with this assumption, as it assumes non-committed infrastructure has been built, and does not assess the air quality implications should this scheme not come forward.

It is not transparent how the -25% Predicted Percentage Increase between Future Development Operation Scenario figure has been derived in the Air Quality Assessment, as in the Transport Assessment a figure of -20% reduction is referred to.

North Witney Distributor Road
The application site is part of a wider strategic development area at North Witney, for which the draft site Policy (WOCD Housing Consultation, 2014) includes delivery of the Northern Distributor Road. The spine road through the site is required to be constructed to ‘distributor road’ standard (as per OCC guidance), over and above ‘major access road’ stated.

Contribution to the Infrastructure Delivery Plan and Witney Area Transport Strategy
The draft WODC Infrastructure Delivery Plan (2014) identifies transport infrastructure across West Oxfordshire to mitigate growth in the District.

The following contributions are sought to the following items:

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Estimated Cost</th>
<th>Cost divided by no. dwellings</th>
<th>Cost per dwellings</th>
<th>Contribution from development of 200 dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>West End Link Road 2</td>
<td>£18m</td>
<td>1000 dwellings at North Witney</td>
<td>£18,000</td>
<td>£3,600,000</td>
</tr>
<tr>
<td>Potential for dedicated A40 Bus lane from Eynsham to Oxford</td>
<td>£16.5m</td>
<td>9450 dwellings across WODC (Housing Consultation 2014)</td>
<td>£1,746</td>
<td>£349,206</td>
</tr>
<tr>
<td>Park and Ride at Eynsham for Oxford/Witney</td>
<td>£4.25m (average of £3.5m-£5m)</td>
<td>9450 dwellings across WODC (Housing Consultation 2014)</td>
<td>£450</td>
<td>£89,947</td>
</tr>
<tr>
<td>Sum of Contributions listed</td>
<td></td>
<td></td>
<td></td>
<td>£4,039,153</td>
</tr>
<tr>
<td>Contribution per dwelling</td>
<td></td>
<td></td>
<td></td>
<td>£20,195.77</td>
</tr>
</tbody>
</table>

The contribution to the West End Link Road 2 will be secured towards the Witney Area Transport Strategy to ensure, that when the WODC Local Plan and Local transport Plan 4 are adopted, funds are utilised on the strategy to support the cumulative impact of growth at Witney.

Public Transport Service Improvements are sought separately and in addition to the above at rate of £1000 per dwelling. The developer will be required to provide new bus stops on the New Yatt Road, to the west of the spine road junction and to make improvements to the current bus stops on Woodstock Road.
Site Access and Layout
The site access and layout are acceptable in principle and subject to detailed submission. Relocation of the speed limit boundary will be required at the proposed junction with New Yatt Road.

The proposed spine Road width of 6.0 metres may be appropriate for a development of 200 houses but if the full Witney North allocation were to come forward and be approved, then the required road standard would be a Link Road with a width of 6.75 metres

Travel Plan
A Residential Travel Plan has been submitted with this application. This has been assessed and requires further development to bring it into line with the Oxfordshire County Council Travel Plan Guidance. The Travel Plan should be brought up to the required standard and submitted for approval before first occupation. In addition a monitoring fee will be required.

Officer's Name: Geoffrey Arnold
Officer's Title: Senior Engineer & Transport Planner
Date: 15 December 2014
RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Application no: 14/01671/OUT
Proposal: Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highways works, drainage and landscape works including provision of public open space.
Location: Land North West of Woodstock Road, Witney

Education

Recommendation:

Approval subject to the conditions

Key issues:

£625,428 Section 106 required for necessary expansion of permanent primary school capacity in the area. Hailey CE Primary School is the catchment school for this development and is operating at capacity.

£702,664 Section 106 required for necessary expansion of permanent secondary school capacity in the area. This site lies within Wood Green School's designated catchment area.

£30,656 Section 106 required as a proportionate contribution to expansion of Special Educational Needs provision in the area.

Legal Agreement required to secure:

£625,428 Section 106 developer contributions towards the expansion of permanent primary school capacity serving this area, by a total of 54 pupil places. This is based on Department for Education (DfE) advice weighted for Oxfordshire, including an allowance for ICT and sprinklers at £11,582 per pupil place. This is index linked from 1st Quarter 2012 using PUBSEC Tender Price Index.

If extension of an existing school in the area is not feasible, and instead a new school is required, a contribution would be required towards the new build costs, at a rate reasonably related to the scale of this development.

£702,664 Section 106 developer contributions towards the expansion of permanent secondary school capacity serving the area by a total of 40 pupil places (including 4 sixth form places). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £17,455 per pupil place and £18,571 per Sixth Form pupil place. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index.

If, depending on timing of the construction of this housing development, no further expansion
of the existing secondary schools is feasible, then a contribution would be required towards new build costs of a third secondary establishment in Witney, at a rate reasonably related to the scale of this development.

£30,656 Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity by a total of one pupil place. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index. We are advised to allow £30,656 per pupil place to expand capacity in special educational needs schools.

**Conditions:**

Planning permission to be dependent on a satisfactory agreement to secure the resources required for the necessary expansion of education provision. This is in order for Oxfordshire County Council to meet its statutory duty to ensure sufficient pupil places for all children of statutory school age.

**Informatives:**

None

**Detailed Comments:**

**Primary:**
Hailey CE Primary School is operating at capacity and is regularly oversubscribed. Any housing development in the catchment area would be expected to contribute to provision of additional pupil places either at this school, or if this is not feasible, at another school near the development. No assessment of the physical capacity of Hailey CE Primary School to expand has been carried out.

**Secondary:**
The two secondary schools serving Witney and surrounding villages, The Henry Box School (an academy) and Wood Green School, have distinct designated areas, but there is significant transfer of pupils between the two areas. The two schools share some sixth form teaching also, so it is appropriate to consider the area as a single planning area.

While there are currently some spare places across the two schools, this is due to a demographic dip. The higher numbers already in primary schools will in due course lead to the secondary schools filling, as confirmed both by pupil census data and ONS subnational population projections.

Local housing development will require an increase in secondary school capacity. Based on the current draft WODC Local Plan, it is expected that one or both schools will need to expand on their current sites, but if housing growth in the town rises to the levels proposed in the recent WODC consultation a new secondary education establishment would be required. Any housing developments will be expected to contribute proportionately towards any necessary capital investment.

**Special:**
Across Oxfordshire 1.11% of pupils are taught in special schools and all housing developments are expected to contribute proportionately toward expansion of this provision.

**Officer’s Name:** Diane Cameron  
**Officer’s Title:** School Organisation Officer  
**Date:** 05/12/14
RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: West Oxfordshire
Application no: 14/01671/OUT
Proposal: Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highways works, drainage and landscape works including provision of public open space.
Location: Land North West of Woodstock Road, Witney

Archaeology

Recommendation:
No objection subject to conditions

Key issues:
The applicant has undertaken a geophysical survey and a trenched archaeological field evaluation.
These revealed the presence of three Bronze Age barrows. No other significant archaeological features were revealed. All three barrows appear to have been truncated through cultivation. The degradation of the monuments suggests that they are not of sufficient importance to preclude development. They will however require investigation and recording in advance of development and this can be achieved through suitable conditions should consent be granted.

Legal Agreement required to secure:
None

Conditions:

Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce
an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012).

**Informatives:**

None

**Detailed Comments:**

The applicant has undertaken geophysical survey and an archaeological field evaluation of the application area. These have revealed the presence of three Bronze Age ring ditches or barrows. These have all been truncated by cultivation but some features, including the ditch and its fill and the lower parts of the barrow have survived. It is possible that burials either within the barrow or satellite burials outside of it survive.

Whilst these monuments are not of sufficient importance or of a sufficiently high state of preservation to warrant preservation in situ they will require excavation and recording in advance of development.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be undertaken in advance of development. This can be ensured through the attachment of suitable negative conditions.

If the applicant makes contact with us we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based.

**Officer's Name:** Hugh Coddington  
**Officer's Title:** Archaeology Team Leader  
**Date:** 08 December 2014
RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: Land North West of Woodstock Road, Witney

**Property**

**Recommendation:**

No objection subject to conditions

**Key issues:**

- The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.
- The following housing development mix has been used:
  - 22 x One Bed Dwellings
  - 67 x Two Bed Dwellings
  - 78 x Three Bed Dwellings
  - 33 x Four Bed Dwellings
- It is calculated that this development would generate a net increase of:

  **488 additional residents including:**
  - 38 resident/s aged 65+
  - 343 residents aged 20+
  - 36 resident/s ages 13-19
  - 41 resident/s ages 0-4

**Legal Agreement required to secure:**

- Library £41,480.00
- Central library £8,369.00
- Waste Management £31,232.00
- Museum Resource Centre £2,440.00
- Adult Day Care £41,800.00
**Total** £125,321.00

*Total to be Index-linked from 1st Quarter 2012 Using PUBSEC Tender Price Index
- Administration & Monitoring £7,378.50
The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.

**Conditions:**

The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. We would therefore ask you to add the requirement for provision of hydrants in accordance with the requirements of the Fire & Rescue Service as a condition to the grant of any planning permission.

**Informatives:**

Fire & Rescue Service recommends that new dwellings should be constructed with sprinkler systems.

**Detailed Comments:**

**Library**

This development is served by Witney Library. This provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library service.

Options being considered to mitigate the increase demand include upgrading facilities and/or co-location with other local services to improve accessibility and technologies to support delivery and demand. Costs for these improvements are based upon the costs of extending a library.

The costs of extending a library is £2,370 per m2 at 1st Quarter 2012 price base; this equates to £65 (£2,370 x 27.5 / 1,000) per resident.

This calculation is based on Oxfordshire County Council adopted standard for publicly available library floor space of 23 m2 per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc.), totalling 27.5 m2 per 1,000 head of population.

The development proposal would also generate the need to increase the core book stock held by 2 volumes per additional resident. The price per volume is £10.00 at 1st Quarter 2012 price base; this equates to £20 per resident.

The contribution for the provision of library infrastructure and supplementary core book stock in respect of this application would therefore be based on the following formula:

\[ \£85 \times 488 \text{ (the forecast number of new residents)} = \£41,480.00 \]
Central Library

Central Library in Oxford serves the whole county and requires remodeling to support service delivery that includes provision of library resources across the county.

Remodeling of the library at 3rd Quarter 2013 base prices leaves a funding requirement still to be secured = £4.1 M

60% of this funding is collected from development in the Oxford area. The remainder 40% is spread across the four other Districts. 40% of 4.1M = £1,604,000.

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year 2026. £1,604,000 ÷ 93,529 people = £17.15 per person

£ 17.15 x 488 (The forecast number of new residents) or £41.16 per dwelling = £8,369

Strategic Waste Management

Under Section 51 of the Environmental Protection Act 1990, County Councils, as waste disposal authorities, have a duty to arrange for places to be provided at which resident in its area may deposit their household waste and for the disposal of that waste.

The nearest Household Waste Recycling Centre (HWRC) is at Dix Pit which serves a wider area. County Council data shows that the HWRC at Dix pit, the closest HWRC to Witney is over capacity on weekdays and weekends. This means all tipping bays are full and cars queuing. There will be more pressure on its current capacity by the proposed housing growth at Witney as well as West Oxfordshire.

The additional households generated by the proposed development will place an increasing demand on the existing strategic waste management infrastructure at Dix Pit.

The county council is currently reviewing HWRC provision. In view of the additional demand that would be generated by the proposed development for reuse, recycling and composting facilities in Witney, the council continues to seek contributions towards meeting the increased demand on a pro rata basis per new dwelling, to make the development acceptable in planning terms.

A new site serving 20,000 households costs of £3,000,000; equates to £64 per person at 1st Quarter 2012 price base. Assuming an average occupancy of 2.33 people per dwelling a contribution per person of £64 (£3,000,000 ÷ (20,000 x 2.33)).

£64 x 488 (the forecast number of new residents) = £31,232.00

County Museum Resource Centre

Oxfordshire County Council’s museum service provides a central Museum Resource Centre (MRC). The MRC is the principal store for the Oxfordshire Museum, Cogges Manor Farm Museum, Abingdon Museum, Banbury Museum, the Museum of Oxford and the Vale and Downland Museum. It provides support to theses museums and schools throughout the county for educational, research and leisure activities.
The MRC is operating at capacity and needs an extension to meet the demands arising from further development throughout the county. An extended facility will provide additional storage space and allow for increased public access to the facility.

An extension to the MRC to mitigate the impact of new development up to 2026 has been costed at £460,000 at 1st Quarter 2012 price base; this equates to £5 per person

The contribution for the extension of the Museum Resource Centre in respect of this application would therefore be based on the following formula:

\[ £5 \times 488 \text{ (the forecast number of new residents)} = £2,440.00 \]

**Social & Health Care - Day Care Facilities**

This development will be served by Witney Resource Centre and will place additional pressures on this adult day care facility. To meet the additional pressures on day care provision the County Council is looking to expand and improve the adult day care facility in Witney Resource Centre.

Contributions are based upon a new Day Care centre offering 40 places per day (optimum) and open 5 days per week; leading to an equivalent costing of £11,000 per place at 1st Quarter 2012 price base (this in non-revenue). Based on current and predicted usage figures we estimate that 10% of the over 65 population use day care facilities. Therefore the cost per person aged 65 years or older is £1,100.

The contribution for the provision of adult day care infrastructure in respect of this application would therefore be based on the following formula:

\[ £1,100 \times 38 \text{ (the forecast number of new residents aged 65+)} = £41,800.00 \]

**Administration**

Oxfordshire County Council requires an administrative payment of £7378.5 for the purposes of administration and monitoring of the proposed S106 agreement, including elements relating to Education. The admin fee may increase depending on the value of any Transport related contributions

**Indexation**

Financial contributions have to be indexed-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). The price bases of the various contributions are covered in the relevant sections above.

**General**

The contributions requested have been calculated where possible using details of the development mix from the application submitted or if no details are available then the County
Council has used the best information available. Should the application be amended or the development mixed changed at a later date, the Council reserves the right to seek a higher contribution according to the nature of the amendment.

The contributions which are being sought are necessary to protect the existing levels of infrastructure for local residents. They are relevant to planning the incorporation of this major development within the local community, if it is implemented. They are directly related to this proposed development and to the scale and kind of the proposal.

Officer's Name: Oliver Spratley
Officer's Title: Asset Strategy Support Officer
Date: 15 December 2014
RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Ecology

Recommendation:
Comments

Key issues:
The District Council should be seeking their own ecological advice.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:
https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity

The site is only 80m from the nearby Wychwood & Lower Evenlode Conservation Target Area and the District Council should seek contributions towards this Conservation Target Area.

Legal Agreement required to secure:
N/A - For the District Council to comment

Conditions:
N/A - For the District Council to comment

Informatives:
N/A - For the District Council to comment

Detailed Comments:

Officer’s Name: Tamsin Atley
Officer’s Title: Ecologist Planner
Date: 16 December 2014