

**SUPPLEMENTARY PLANNING GUIDANCE
TIMBMET SITE, CUMNOR HILL, CHAWLEY, BOTLEY.**

Summary of Representations	Observations & Recommendation of the Assistant Director (Planning)
<p>Oxfordshire County Council; D Hasler; Timbmet Limited; English Nature; B Bailey</p> <p>Housing and Design</p> <ul style="list-style-type: none"> • The siting of a housing development next to an industrial use is unacceptable as noise, dust and disruption to existing residents would be intolerable. Suggests that planning permission should not be given until suitable guarantees of the complete withdrawal from the industrial site by Timbmet are forthcoming. • 180 houses should be regarded as an absolute maximum for a site adjacent to a country environment. • Unnecessary to require in 2.10 materials to be discussed at the pre-application stage for an outline planning application. Change wording to reflect the need for materials discussion at the pre detailed planning stage. • It would be helpful to if a reference to achieving BRE Ecohomes standards of “very good” could be in 2.11. <p>Service Infrastructure</p> <ul style="list-style-type: none"> • Present drainage system is already overstretched 	<p>Housing and Design</p> <ul style="list-style-type: none"> • The inspector comments in his report at para 8.6.1 that the Council has now resolved in April 2005 to grant outline permission subject to a legal agreement for the development of the site. In its consideration of the planning application, the Council was clear that the site should be comprehensively developed. The permission therefore relates to the redevelopment of the whole of the Timbmet site, so the issue of housing next to an industrial use does not arise but the guidance should be amended to clarify this. • In its consideration of the outline application the Council agreed that the housing on the site should be capped at 192 dwellings. This reflects the more detailed work that has been done as part of the consideration of the application. The developable area has been calculated at 4.8 ha. At an average of 40 dwellings per hectare this gives 192 dwellings. The relevant figures in the guidance should be changed. • Para 2.10 lists those materials which the Council considers acceptable. However, it will help if the guidance clarifies that materials can be dismissed at the pre-detailed planning stage. • The EcoHomes environmental rating for new dwellings rewards developers who improve environmental performance through good design rather than high cost solutions and the Council will expect all or some new dwellings on the site to be built on the EcoHomes ‘very good’ rating. <p>Recommendations:</p> <p>a) Para 1.1, delete “8.0 hectares (20 acres)” and insert “7.4 hectares (18.3 acres)”</p> <p>b) Para 2.1, delete “8.0 hectares” and insert “7.4 hectares (18.3 acres)” and delete “3.0 hectares (7.4 acres)” and insert “2.6 hectares (6.4 acres)”</p> <p>c) Para 2.2, fourth sentence, insert after “Redevelopment” “,which must be developed comprehensively,”</p> <p>d) Para 2.10, after “the pre-“ insert “detailed”</p> <p>e) Para 2.11, at end of first sentence insert a new sentence “The Council will expect all or some new dwellings on the site to be built on the EcoHomes ‘very good’ rating.”</p> <p>Service Infrastructure</p> <ul style="list-style-type: none"> • With regard to foul and surface water drainage matters, the guidance at para 2.29 already requires

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<p>and existing pond is inadequate to deal with sewage and service water that flows from the industrial site.</p> <ul style="list-style-type: none"> • Replace 2.29 with 'Foul drainage proposals must be discussed with Thames Water Utilities'. For surface water drainage there are several ponds in the south part of the site which may be spring fed and should be investigated. • Suggestion for changing last sentence of 2.29 to one along the lines of if drainage schemes are not part of application then a condition will be imposed requiring one before the start of development. • Existing number of local facilities i.e. schools, doctors, are inadequate in view of rising number of new developments on Cumnor Hill. • Existing plans do not appear to make provision for recreational facilities. • Include in 2.30 that Section 106 obligations will also make provision for payment of financial contributions to Oxfordshire County Council for highway infrastructure, education and provision of fire hydrants on site. • Include in 3.1 that applicants should be encouraged to contact County Council Developer Funding Team to discuss infrastructure and service needs before submitting planning application. <p>Transport</p> <ul style="list-style-type: none"> • Not necessary to provide cycle parking as most people have cars and it is reasonable to assume residents will not be using bicycles to carry shopping up a hill. • Suggestion that a mini roundabout should be considered on Cumnor Hill to slow traffic and make access onto main road easier. • Existing bus service is inadequate. • Any development should provide off street parking for at least one car per household. 	<p>details of the drainage schemes which adequately deal with this issue. The Council can already ensure that these matters can be covered by conditions to ensure the appropriate surface and foul water drainage of the site. For completeness this can be made explicit in the guidance.</p> <ul style="list-style-type: none"> • Local facilities such as schools and doctors are not provided by the District Council. Para 2.30 of the guidance confirms that appropriate financial contributions will be sought towards local facilities. The details of these contributions will be set out in the legal agreement to the planning permission which will be the subject of negotiation by the District Council in co-operation with the County Council. There is no need to change the guidance. • With regard to recreational facilities, para 2.22 of the guidance sets out the space requirements for different types of play spaces and para 2.30 of the guidance confirms that their provision will be covered in a legal agreement to the permission. Details of where play space is to be provided will be reserved matters once the outline permission has been granted. There is no need to change the guidance. <p>Recommendation: Para 2.29, after second sentence insert new sentence "To ensure the appropriate surface and foul and water drainage of the site, these matters will be covered by conditions to the planning permission.</p> <p>Transport</p> <ul style="list-style-type: none"> • The Government wants new development to be more sustainable which includes less reliance on private cars and greater use of, for example, cycling. The guidance reflects this. On a point of fact, the guidance does not require cycle parking. There is no need to change the guidance. • Para 2.30 of the guidance sets out how the access of the site should be designed and confirms that it should be discussed with the County Council. In response to the access details accompanying the outline application, which are based on a right turn lane on Cumnor Hill, the County Engineer raised no objection. There is no need to change the guidance. • The existing bus service is a commercial service and is not subsidised by the County Council. As a matter of information, the legal agreement to the outline application will seek to secure a capital sum to provide a new bus shelter on Cumnor Hill. There is no need to change the guidance. • Off street car parking is covered by para 2.21 which refers to the County Council's current standards. Detailed matters such as the level of parking provision will be considered at the reserved matters stage once the outline permission has been granted. There is no need to change the guidance. <p>Landscaping and Ecological</p> <ul style="list-style-type: none"> • Para 2.24 states that "a survey of existing features will be required...". This verb carries the same force as 'is required'. Such a survey would be part of the

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<p>Landscape and Ecological</p> <ul style="list-style-type: none"> • Suggestion that the wording of 2.24 changed to say that a survey of existing features is required before submission of a detailed application, or should an outline application be submitted the a condition should be imposed requiring a survey as part of reserved matters. • Last sentence of 2.4 does not provide enough detail of the protection required for SSSI. It should include details on encroachment, material dumping and trespassing. • The site had been found to be host to Great Crested Newts and it would be relevant to include a reference to them in 2.25. 	<p>work that would be required in order to submit the detailed matters applications. There is no need to add this to the guidance. There is no need to change the guidance.</p> <ul style="list-style-type: none"> • In para 2.2 there is a reference to the existence of the SSSI and that “particular care will be needed where the SSSI boundary is close to the proposed housing area.” Para 2.4 then explains that an SSSI is of national importance. The purpose of the guidance is to ‘flesh out’ the policies of the local plan and how they will be applied. Local plan policy NE2 covers the protection of SSSI. A cross reference to the local plan would clarify this point. <p>Recommendation: Para 2.4, at end of para 2.4 insert new sentence “Further guidance is included in the Local Plan ‘Natural Environment’ Chapter.</p> <ul style="list-style-type: none"> • The description of the SSSI in para 2.4 is intended to underline the importance of this SSSI. The finding of great crested newts adds to the site’s importance. As this information relates directly to the SSSI it would seem logical to add it to para 2.4 rather than para 2.25 which deals with protected species in general. <p>Recommendation: Para 2.4, at end of third sentence insert a new sentence “The Council has also been advised that the site is host to Great Crested Newts”.</p>