

SUPPLEMENTARY PLANNING GUIDANCE: TIMBMET SITE

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust reiterates the need for habitat enhancement and creation and notes, with regard to the SSSI, the sensitivity of the countryside and the early consultation with English Nature and other non-statutory conservation organisations.</p> <p>Cumnor Parish Council comments that there appears to be a reduction in the open space proposed and that it is not clear whether the area proposed for recreation/sport is included.</p> <p>Environment Agency comment that surface water drainage should not be conditioned in the permission and request that the SPG refers to a requirement for full drainage strategy and flood risk assessment in accordance with PPG25 to ensure flooding problems in the local area are not made worse.</p> <p>Oxfordshire County Council comment that this site is very close to an SSSI and that English Nature should be consulted. Any development must not threaten landscape and biodiversity and landscape biodiversity enhancement will be sought. Para 2.30 should be amended to clarify the matters to be included in the legal agreement.</p>	<p>Before addressing the comments made it may be helpful to explain that the Council has resolved to permit housing on this site subject to a legal agreement. This legal agreement has yet to be signed and this guidance should be retained as the current application is in outline and reserved matters applications will subsequently be required and as the site has an existing use it may be sometime before it is developed.</p> <p>The guidance notes at para 2.4 the Site of Special Scientific Interest's national importance and sensitive nature. For completeness the requirement to consult English Nature should be added to this para. RECOMMENDATION: Para 2.4, fifth sentence, after "design of the scheme" insert "which should be discussed in detail with English Nature and other non-statutory conservation organisations".</p> <p>The plan attached to the guidance shows an area in addition to the housing site which is open space provided in association with the development. The area of open space in the first SPG included an area of existing car parking. This area of car parking has been deleted from the plan in the guidance as it was permitted in association with an existing building which is not within the development boundary of the Timbmet site. The description of the open space is general and the guidance explains at para 2.22 the more detailed provision that would be required in conformity with local plan policy H23. The current negotiations in connection with the outline application cover the provision of a new sports pitch on land adjoining the site. RECOMMENDATION: No change</p> <p>Thames Water has confirmed that investigations need to be carried out to assess the capacity of existing foul and surface water sewage systems, and this would be reflected in any relevant condition attached to the permission. However, for clarity and completeness the requirement for the relevant investigations to be carried out can be included in the guidance. RECOMMENDATION: See the response to Thames Water below.</p> <p>As stated in response to the comments from the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust, the guidance notes at para 2.4 the site's national importance and sensitive nature and that the requirement to consult English Nature should be explicitly mentioned in the guidance. Paras 2.23 and 2.25 explain that landscaping will help assimilate the development site into the surrounding environment and references are made to policies DC6 and NE1 and the need to maximise opportunities for nature conservation and habitat creation. The changes to para 2.30 concerning the legal</p>

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<p>Thames Water comments that it would be necessary for it to undertake investigations into the impact of the development on the Network capacity and that a new paragraph should be inserted to amplify this approach and to explain that these investigations may need to be funded by developers.</p> <p>Timbmet comment that as outline permission has been granted for 192 dwellings, the reference to 180 dwellings for monitoring should be deleted.</p>	<p>agreement will provide completeness. RECOMMENDATION: Para 2.30, after “education” delete “and” and insert “,”. After “library” insert “, waste management, social and health care and museum service”.</p> <p>As stated in response to the comments from the Environment Agency, the requirement for the relevant investigations to be carried out into the capacity of existing foul and surface water sewerage system can be made more explicit in the guidance. RECOMMENDATION: Para 2.29, third sentence, after “of the site” insert “investigations will need to be carried out, which may need to be funded by the developer, to assess the capacities of existing foul and surface water sewerage systems and”</p> <p>The Council is minded to grant outline permission for 192 dwellings, but this is subject to a legal agreement which has yet to be signed. Consequently, until the number of dwellings on site is finally formally approved, the figure used so far for monitoring purposes will be retained. RECOMMENDATION: No change</p>