

Planning Committee: 15 November 2022

Observations received following the publication of the agenda

Item 6 – W/22/0367 Clinton House, Old Warwick Road

It should be clarified that the public representation received is recorded as an objection comment.

Item 9 - W/22/1250 Oakley Grove School

Summary of Additional Consultation Responses

The Parish Council have confirmed that they object to the application, and make the comments set out below. However, **Members should please note that this is a Reserved Matters application, and only matters relating to the scale, appearance, landscaping, layout, relationship with nearby buildings and detailed access can be considered as part of this application. The matters relating to the Construction Management Plan raised by the Parish Council are covered by Condition 10 of the Outline permission (ref: W/19/1030) and are not material to the consideration of this Reserved Matters application and are to be considered separately.**

Concerns focus on the published Construction Management Plan (CMP), submitted in order to discharge condition 10 of W/19/1030, specifically:

- *Closure of Oakley Wood Road for 6 months:*
 - Lack of due consultation process with stakeholders.
 - Request that this application is refused, or a condition is applied to ensure that the CMP is reviewed by the Parish Council before discharge.
 - Detours required to avoid road closure will add to journey times and include dangerous junctions to negotiate, with increased traffic volumes likely to further impact on highway safety.
 - Increased journey times for school children, which could breach guidance on maximum amount of time are permitted to travel on school buses. Alternative transport modes less feasible in winter.
 - Economic impacts on Leopard Pub due to reduced trade.

- *Routing of HGVs during construction along Oakley Wood Road:*
 - There was a commitment not to route HGVs through the village under the planning committee decision for the outline permission.
 - B4100 Oakley Wood Road between Harbury Lane & Banbury Road is a designated 7.5t weight restriction zone - this has reduced the anxiety felt by residents during construction & helped to maintain the quality of life within the village envelope.
 - Impacts of noise and vibration disturbance to residential properties.

- Narrowing of road in residential area: HGVs will need to straddle lanes causing highway safety concerns; the road is used by cyclists which could be put in danger from HGVs; lack of pedestrian crossing at present and impacts on safety.
 - The raised speed table at the junction with Mallory Road was an appropriate traffic calming measure within a 7.5t zone but was not designed or constructed to withstand large numbers of HGV's passing over it.
 - The proposed route would be in place for at least two years and the groundworks alone will require 2,332 x 32 tonne tipper truckloads of material to be transported from site. The magnitude and duration of the negative impact on the wellbeing of the residents and users of Oakley Wood Road is huge.
- Suggests developer uses route to the site from the M40 / A46 via the A452 to Harbury Lane, then turning right at Oakley Wood Road.
 - Comments from local residents are also provided in the response which are not supportive of the road closure or routing of HGVs along Oakley Wood Road.

Additional Public Responses:

2 Objections:

Welcome the building of the school, but object to the closure of Oakley Wood Road for 6 months and use of the road for two years for HGVs, which will affect residents of, and visitors to the village. This will particularly affect access to doctors surgeries, post office, chemist, schools, pub, emergency services, community centre, sports facilities, and the church. It will increase journey time and cost. Alternative routes are difficult and dangerous. Oakley Wood Road is not suitable for HGVs, which would cause damage to properties, including listed buildings, from vibrations. Air pollution would be increased causing harm to health of local residents. Oakley Wood is not wide enough for two large vehicles to pass each other. Accidents would block Oakley Wood Road. BREEAM 'very good' standard is inadequate for an education building, only 14 of the 24 available credits for energy are included.

1 Neutral:

Supportive of school, however concerns expressed regarding closure of Oakley Wood Road during construction works for 6 months, and construction traffic going through the village which is unsafe, unnecessary and unacceptable. Recent nearby development has been carried out safely without need to close road or disturb village. The impact on the village, in terms of noise and dust pollution, safety to residents, and the loss of trade to local businesses such as the shop and pub is significant. It would make more sense to use Europa Way/Harbury Lane or the Fosse Way/Harbury Lane to reach the school construction site.

Amendments to plans:

The following amendments to the plans have been made since the report was published:

- Inclusion of bat/bird boxes to building elevations;
- Provision of additional landscaping along western and northern boundary;
- Non-native species removed from the wider landscape. Non-native species are now only included around the building/car parking area;
- Key updated to remove ambiguity with regard to proposed Germinal Eco Species Rich Lawn mix;
- Further detailed landscape plans submitted to show more detailed landscape information;
- MUGA made slightly larger to ensure that it meets space requirements for schools;
- Visualisations have been updated to reflect above changes and to include landscaping approved within the Country Park.

The above amendments are considered to sufficiently address the comments from the Green Spaces Team and WCC Landscape. Final details regarding hard and soft landscaping will be controlled by condition, based on the principles already agreed by the aforementioned consultees.

Conditions:

Condition 1 (plan numbers) updated to include the revised elevations of the nursery, primary and secondary school which were amended as outlined above to drawings received on 14th November 2022.

As the final detailed landscaping plans will be secured by condition, the hard and soft landscaping plans should be removed from condition 1 (approved plans). The following condition should be added to the list of conditions:

No hard and soft landscaping works shall commence until final details have been submitted to and approved in writing by the local planning authority in general accordance with submitted plans:

M489-INF-XX-00-DR-L-03001 (03)001 Rev P05 (landscape master plan sheet 1 of 2), M489-INF-XX-00-DR-L-03002 (03)002 Rev P04 (landscape master plan sheet 2 of 2), M489-INF-XX-00-DR-L-03003 (03)003 Rev P07 (landscape masterplan – whole site), M489-INF-XX-00-DR-L-90001 (90)001 Rev P09 (hard landscaping plan sheet 1 of 2), M489-INF-XX-00-DR-L-90002 (90)002 Rev P08 (hard landscaping plan sheet 2 of 2), M489-INF-XX-00-DR-L-90003 (90)003 Rev P07 (boundary plan sheet 1 of 2), M489-INF-XX-00-DR-L-90004 (90)004 Rev P05 (boundary plan sheet 2 of 2) submitted to the Local Planning Authority on 14th November 2022.

Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary treatments and gates to be erected, specifying their colour and design; footpaths; details of the cycle stores and bins stores; and hard surfacing, which shall be made of porous materials or provision shall be made

for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations.

The requirement for details of the fencing, gates and ancillary structures as required by Condition 7 have been included in the above condition, therefore condition 7 can be removed. A separate condition is however required for the provision of details of the retaining structures as follows which should be added:

Prior to their installation, details of the retaining structures shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the layout and external appearance, including details of the materials, of the retaining structures. The development shall only be carried out in accordance with the approved details.

The cut and fill plan should be removed from Condition 1 (approved plan numbers) and the following condition added in order to secure the finished floor levels because these details are not yet finalised:

No development shall be carried out above slab level until final details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these approved details.

The applicant has confirmed that the school will not be delivered in a phased approach, so references to phasing should be removed from the conditions and Condition 6 (requirement for phasing plan to deliver landscaping) can be removed.

The applicant has confirmed that the height of the access road is fixed by a 300mm rising main that runs through this area. Detailed drawings showing the height of the access road have been provided and should therefore be added to condition 1 (plan numbers): M489-SBK-ZZ-XX-DR-C-511 Rev P03 (access road level details) and M485-SBK-ZZ-XX-DR-C-514 Rev P01 (access road longitudinal section) submitted to the Local Planning Authority on 4th November 2022.