

**Weston on the Green Parish Council Planning Update
Meeting 6th July 2022**

Building Applications:

Decision Received – Permitted

None

Decision Received – Rejected

None

Awaiting Decision

21/00873/F – Kemsley Farm, Northampton Road –Conversion of barn to form a single dwelling house and associated works. – This has been altered to remove extension.

Commented

22/01287/F – Forge Farm, Northampton Road

Conversion of part of an existing stable building into single-bedroom dwelling for occupation by an equestrian worker.

Commented

22/00977/F – Bay Tree House, Brooklands Close

Amendments to application 20/00541/F - to include single storey rear extension forming changing room/shower and outdoor swimming pool

Commented

22/01553/LB – Weston Manor

Internal conversion of storage rooms to staff accommodation.

Commented

22/01506/LB – Weston Manor Coach house

Internal conversion of existing rooms to 6 new upgraded guest rooms

Commented

22/01778/F – Robin’s Folly, Mill Lane

Demolition of existing conservatory and replacement with sun room

Commented

New Applications:

22/01291/F and 22/01292/LB – Westfield Farm Cottage, North Lane

Internal refurbishment of kitchen/bathroom on ground floor; addition of oak frame carport to side of existing garage.

Appeals

21/04299/OUT- Reynards Lodge

Appealed removal of Condition 11 (no dwelling above one storey height) of 21/02146/OUT - Outline application demolition of workshops, stables and tennis court and erection of three dwellings and conversion of existing building to form a dwelling.

Appeal rests on the following arguments:

- The character description of the area in the Conservation Area Appraisal is not relevant to the site
- There is no relation of the site to Westfield Farm House or Westfield Farm Cottage and therefore the setting of a listed building is not relevant
- Errors in the Planning Officer's Report

Commented

Tree Works:

22/01624/TCA – Weston Manor Cottage, Northampton Road

T1 x Ash – Fell (signs of die-back in crown); T2 x Oak - Fell T3 x Willow – Fell (close to drains and cottage) at rear of cottage.

Commented

Rejected / Issues

None

22/01144/F – Parcel of land SW of Grange Farm Chesterton (Siemens development) – WOTG PC to comment by 17th May.

Tritex Symmetry for Siemens Healthineers to develop a large scale Magnetic Resonance Technology manufacturing and distribution facility with administrative offices.

The site area is 20Ha and will employ up to 9000 people when fully commissioned.

Consultation for sites within Oxfordshire ruled out other sites in Bicester as unsuitable.

Scale of the building and development on green space is concerning. The footprint will be larger than either Wendlebury or Chesterton villages – out of scale in this location. It will be 3 storeys high and have an extensive carpark for 594 cars, 15 vans, 15 motorcycles and 120 bicycles.

Recognises the flooding issues and proposes a water management mitigation system.

Considerations:

Impact of the scale of development in this locality:

- transport and traffic escalation on local roads, especially to avoid the M40/A34 junction
- impact of removing such a large green space site in a rural area - biodiversity
- visual impact from surrounding environment
- impact of water management in flooding area – will this be translated to adjacent areas

- is there a need to have everything on one site – could administrative offices be accommodated at a separate site to reduce the impact area
- pressure of 9000 workers on housing availability in the area (schools, amenities etc)

Update on Siemens development

Meeting with Jonathan Dawes and Nicholas Wyke Monday 13th June to discuss our concerns.

This development will go to Planning Committee on 14th July 2022.

Major concerns discussed around traffic volume – looking for restrictions on routes by tracking vehicles and some other solutions to manage traffic e.g. a working speed display; pedestrian crossing on B430. Raised concerns about village views not being given weight by developers.

Highways England have proposed that the extra pressure on road capacity is within the limits of the M40 stacking system and therefore the impact will not be severe. CPRE refute this and state that inevitably the increased commuter traffic will at times of heavy congestion translate to village and rural roads which are not capable of dealing with this.

Proposed travel plan for employees still not updated on the CDC portal (i.e. dedicated bus route Siemens – Oxford and West Oxford to Siemens, using £1.5m fund for 5 years to support this). Current travel plan proposes a target of 10% decrease in single occupancy car journeys (currently 80% of employees in the region travel to work by car), so this will still expect 70% employees travelling to Siemens by car. Strategies are: car sharing scheme, travel packs for employees, flexible working, car-free days incentives.

Concerns about biodiversity loss, particularly the proposed mitigation of preserving the small ancient wood (coppice) in the corner of M40/A41. Destruction of hedgerow on Parish boundary and the ?change of parish boundary.



CPRE noted that a development of this scale on green space cannot help but have a significant impact on the character of the area, particularly in combination with the Wolf Resort and the Chesterton Sports Ground developments. The scale of the footprint and

elevations will dominate the area. CPRE and BBOWT point out that the current net biodiversity gain proposed in the application varies between 4-7%, whereas the required level is 10%. This may need off-site mitigation which is not ideal. They (and we) suggested green roofs as part of the biodiversity strategy but currently they are planning large scale PVC arrays on the roofs.

Further meeting proposed to suggest tangible solutions that would help the village manage increased traffic.

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