

**East West Rail Network Phase 2 The Scheme  
Railway From London Road Bicester To Station  
Road Launton**

**20/03365/DISC**

**Case Officer:** Linda Griffiths

**Recommendation:**

**Applicant:** Jez Baldock

**Proposal:** Discharge of condition 7 (a)(b)(ii) (landscaping proposals at Bridge 34A Station Road) of 18/01430/TWAO

**Expiry Date:** 24 December 2020

**Extension of Time:**

**1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. This application relates to the rail improvements Bicester to Bedford approved under the Transport and Works Act Order. Construction works are now well underway along this route.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. This application relates to condition 7 of the TWAO approval which requires the submission of landscaping schemes for specific locations. This application relates to Station Road. The application is accompanied by a Landscape Report and several landscape drawings.

**3. RELEVANT PLANNING HISTORY**

3.1. The following planning history is considered relevant to the current proposal:

18/01430/TWAO – Transport and Works Act Order granted.

**4. RESPONSE TO CONSULTATION**

4.1 CDC Landscape Officer – I still have concerns about the extensive loss of established vegetation to facilitate this railway. Is there any compensatory measures included? How is the East West Rail Alliance going to improve the situation with additional native tree and shrub planting? The written specification appears to be fine.

4.2 CDC Arboricultural Officer – no comments received.

4.3 OCC Single Response – no comments received.

**5. APPRAISAL**

5.1 The application has been assessed by the Council's Landscape Officer and his comments above were forwarded in December 2020 to the applicant for further consideration of the submission. A response from the applicant was received in March 2021 advising that compensation for the loss of vegetation would be provided along the whole of the network corridor and in addition ahead of the works, 19 ecological compensation sites have already been provided and in many cases are now becoming established.

- 5.2 Having regard to the above comments, it is considered on balance that whilst the loss of vegetation at this particular area is regrettable, that overall, the scheme delivers adequate compensation planting and landscaping elsewhere. The application is therefore recommended for discharge accordingly.
- 5.3 The original application was EIA development. The application submission seeks to deliver the landscaping scheme as set out in the original submission and has no additional impacts above those already considered in the original ES. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

## **6. RECOMMENDATION**

That Planning Condition 7 of 18/01430/TWAO be discharged based upon the following:

Condition 7

Submitted landscaping report and attached plans.

Case Officer: Linda Griffiths

DATE: 20 April 2021

Checked By: Andy Bateson

DATE: 13<sup>th</sup> May 2021

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