

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

**20/03102/DISC**

**Case Officer:** Linda Griffiths

**Recommendation:**

**Applicant:** Jez Baldock

**Proposal:** Discharge of condition 7 (a)(b)(i) (landscaping proposals at Bridge 36AA Charbridge Lane) of 18/01430/TWAO

**Expiry Date:** 25 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 Charbridge Lane. The application is accompanied by a Landscape Report and several landscaping 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 Landscape Officer, CDC – concern raised about amount of structural vegetation to be removed, as this is a viable amenity resource and wildlife habitat. Queried whether some could be retained? Also suggested that some tree planting could occur in the wide verge between the road and Tythe Barn boundary.?

4.2 Arboriculture, CDC – no comments received.

4.3 Transport, OCC – no comments received.

**5. APPRAISAL**

5.1 The application submission was assessed by the CDC Landscape Officer who expressed some concern about the amount of existing vegetation to be removed and suggested that some could be retained for amenity and biodiversity. The applicant was asked to consider this and has commented advising that the vegetation required to be removed along Charbridge Lane is in connection with the new Tythe Barn access, which has been considered separately. In terms of additional planting within the highway verge along the east side of Charbridge Lane, the Alliance considers this to be unsuitable on safety grounds and much of this verge is within the new visibility splay for the Tythe Barn access.

- 5.2 Having regard to the above comments, whilst the amount of vegetation proposed to be removed overall is somewhat disappointing, the explanation given above is accepted as reasonable and the application is therefore recommended for approval accordingly.
- 5.3 The original application was EIA development. The application submission seeks to deliver the landscaping scheme set out in the original submission and has no additional environment 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 report and drawings

Case Officer: Linda Griffiths

DATE: 19 April 2021

Checked By: Andy Bateson

DATE: 20 April 2021

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