**From:** Charlotte Watkins
**Sent:** 15 October 2018 10:27
**To:** Bob Neville
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

Thanks for sending that on. Whilst it would be beneficial to have a wider buffer, I do not have any objections to the proposals if the additional planting is secured and landscapes concerns regarding RPA are satisfied. I have no further comments therefore.

Kind regards

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

Tel: 01295 227912

Email: Charlotte.Watkins@CherwellandSouthNorthants.gov.uk

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*Office hours: Monday and Friday mornings*

**From:** Bob Neville
**Sent:** 15 October 2018 08:35
**To:** Charlotte Watkins
**Subject:** FW: 18/00793/F - Muddle Barn Farm

Hi Charlotte

Below is the response from the agent with regards to your previous comments for the application for the new driveway at Muddle Barn Farm. Do you wish to respond or add any further comments? If so could you let me have these by the end of this week.

Thanks

Bob

**Bob Neville** MSc

**Senior Planning Officer**

**General Developments Planning Team**

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 12 October 2018 15:40
**To:** Bob Neville
**Cc:** Gregory Besterman; Neil Quinn
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

Thank you for forwarding the Council’s Ecologists views to me.  I have spoken with my client’s ecologist, Mr J Baker, Senior Ecologist with BSG Ecology based in Oxford.  I repeat his comments verbatim below:

“The scheme includes the construction of a new drive on what is currently botanically poor, agriculturally improved grassland. The buffer being proposed is of 2m from the canopy edge, resulting in a total buffer of approximately 3.5m from the base of what is a recently planted hedgerow. Given the poor nature of the existing vegetation along this strip, it is considered that this buffer is sufficient and that this would allow the hedgerow base to develop across the 3.5m which would be retained.”

In our view, the proposals as currently submitted provide a suitable and appropriate ecological response.  I note the ‘preference’ for a 5m buffer but ecologically this is not necessary.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 08 October 2018 13:26
**To:** David Keyte <david@dkplanning.co.uk>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

David

Thank you for the additional information and clarification below.

The Council’s Ecologist remains concerned with regard to the proximity of the proposed track to the hedgerow, indicating that a 5m buffer should be retained adjacent the hedgerow.  Unfortunately the Landscape Officer (LO) dealing with the site, and who previously raised concerns, is currently on leave and as such I have not had chance to get his thoughts on the recently submitted information. I will chase the LO as soon as he returns from leave and will revert to you once I have had further comments from him.

Regards

**Bob Neville** MSc

**Senior Planning Officer**

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 27 September 2018 11:53
**To:** Bob Neville
**Cc:** Nathanael Stock
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

As set out in our submissions, we consider that the impact of the proposed access track on the landscape is minimal, to the extent that a justification for the proposals is not required.  Nonetheless, we have put together the following in response to your request for such a justification:

“The existing driveway is shared with the neighbour and is single track with no fencing or hedging along much of its length.  It has no room for passing and due to its shared nature, passing facilities are frequently required. The ground on either side of this driveway is relatively soft and becomes muddy and unsightly in Winter. Like many shared facilities the nature of the sharing means that it has not been well maintained and the owner has not been inclined to improve the landscaping around it. The proposed driveway would be much more discreet and protected and help to shield traffic movements from view.  The existing access which is more open to views will, therefore, have less traffic passing along it. The new driveway would have additional planting and hedgerow which would also enhance the local biodiversity.

Under the existing planning permission, it was agreed that our existing private driveway should be diverted away from the neighbour’s residential boundary and the mature Oak trees just inside this boundary. The new driveway proposed in the application would allow this permitted rerouting to move further away from the neighbour and the trees and form a less ‘contrived’ approach to the house thereby enabling both properties to enjoy more privacy.

Whilst shared driveways are not unusual in more suburban settings, separate private access is more normal and appropriate in a rural setting especially as both properties are reasonably substantial.  It would also avoid any potential rights of way issues between the neighbours in the future and simplify the maintenance/upkeep of each driveway.”

I’m happy to agree an extension of time up to 9th October 2018.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 24 September 2018 13:08
**To:** David Keyte <david@dkplanning.co.uk>
**Cc:** Nathanael Stock <Nathanael.Stock@cherwellandsouthnorthants.gov.uk>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

David

Thank you for the amended/additional information which will be added to the application. However,  I could not see anything addressing the justification/need for the revised alignment of the driveway as per my original email. I am struggling to understand the justification for such a significant realignment and engineering operations within the open countryside when there is an existing driveway in place. Please respond on this matter.

With regards to the current application and revised information received today, I will need to re-consult with our ecologist and landscape officer on the information and would therefore request a further extension of the determination target date until Tuesday 9 October; which should be sufficient time to receive any further comments and resolve any outstanding issues. Please could you confirm this is acceptable so that I can update our records.

Regards

**Bob Neville** MSc

**Senior Planning Officer**

**General Developments Planning Team**

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 24 September 2018 11:55
**To:** Bob Neville
**Cc:** Gregory Besterman; Neil Quinn
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

Further to my email on Thursday, I now have all of the information/plans as requested.  I attach:

Drawing 1759.151 Rev C – Revised Site Plan

Drawing 1759.166 Rev B – Revised Driveway Cross Section

Arboricultural Impact Assessment undertaken by Nicholsons

Tree Planting Schedule prepared by Colvin & Moggridge

In response to the issues/questions raised by your Landscape Architect, I can confirm the following:

The Arboricultural Impact Assessment (AIA) notes the hedgerow adjacent to the southern boundary is a “new mixed species hedge 3m high”.  The driveway is not shown to impact on the RPA of this hedgerow.  Nonetheless, the amended site plan and cross section now both show the position of the driveway at some 2m from the canopy edge of the hedgerow.  The amended cross section also shows the surface level of the driveway will be at the existing ground level rather than slightly sunken.

The amended cross section shows the creation of a gentle berm on the field side of the driveway to cater for the excavated material.  This berm is suggested by our landscape architect Colvin & Moggridge.  Topsoil will be dealt with appropriately in creating the berm which will be seeded to match existing.

The amended site plan indicates existing trees and plantations are to be retained.  On advice from our arboriculturist, the Ash tree (T.19) is to be removed.

Surface materials for the driveway are to be agreed but I see no reason why these should not be reflective of local ironstone.

I trust the plans and other information satisfactorily answers/addresses the concerns of your Landscape Architect.

Please let me know if you require anything more from us.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** David Keyte
**Sent:** 20 September 2018 10:45
**To:** 'Bob Neville' <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Cc:** 'Gregory Besterman' <gregory@besterman.co.uk>; Neil Quinn <neil.quinn@yiangou.com>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

Yes there has.

Nicholsons, our arboriculturists have produced an Arboricutural Impact Assessment which shows there will be no adverse impact on the new 3m high mixed species hedge next to the proposed driveway.  There is, however, a category C1 Ash tree within the hedgerow that will need to be removed.

Landscape Architects Colvin & Moggridge have produced a tree planting specification and have advised on alterations to the driveway – it will no longer be sunken relative to existing ground levels, the surface will be local stone and a gentle berm will be created next to the driveway (on the field side) to accommodate the excavated material.

I am just waiting for the proposed cross section to be amended by the architect (it is my fault as I hadn’t asked for this until now) and I hope to submit all of this information to you tomorrow.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 20 September 2018 09:24
**To:** David Keyte <david@dkplanning.co.uk>
**Cc:** Gregory Besterman <gregory@besterman.co.uk>; Neil Quinn <neil.quinn@yiangou.com>; Natalie Stangoe <natalie.stangoe@yiangou.com>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Good Morning

Has there been any progress on responding to the issues raised in my email of the 25/07/2018 (copy attached).

These issues need to be satisfactorily resolved before we could move forward to any potential positive outcome, and I am mindful that the agreed extended deadline is fast approaching.

Regards

**Bob Neville** MSc

**Senior Planning Officer**

**General Developments Planning Team**

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 23 August 2018 15:06
**To:** Bob Neville
**Cc:** Nathanael Stock; Gregory Besterman; Neil Quinn; Natalie Stangoe
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

That’s very helpful.

Thank you.

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 23 August 2018 14:46
**To:** David Keyte <david@dkplanning.co.uk>
**Cc:** Nathanael Stock <Nathanael.Stock@cherwellandsouthnorthants.gov.uk>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

David

Further to your email below, I am content to agree and extension of time until Friday 28 September which should be sufficient time for you to get the necessary information to us and then for appropriate re-consultation and consideration of such. Whilst we will endeavour to issue a decision as quickly as possible, we may have to request a further extension of time if some of the outstanding matters remain unresolved at the time of the revised expiry date. Please could you confirm that this is acceptable.

If the information is to be sent whilst I am on leave (last day 24/08, returning 11/09) please could you copy the information to Nat Stock (copied in on this email) who will be able to get things moving in terms of re-consultation in my absence.

Regards

**Bob Neville** MSc

**Senior Planning Officer – General Developments Planning Team**

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 23 August 2018 14:15
**To:** Bob Neville
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

I understand the ecologists and arboriculturists have both visited site.  I am awaiting their deliberations and recommendations before advising what amendments nay be required etc.  I hope to receive this information shortly.

I’m more than happy to agree to an extension of time to allow for the submission of the additional information as well as consideration by yourselves.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 21 August 2018 08:53
**To:** David Keyte <david@dkplanning.co.uk>
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Good Morning David

Has there been any progress in getting the information together with regards to addressing the comments of the landscape officer and potential impacts on the existing hedgerow and ecology at the site? As indicated below at present I do not consider that I am in a position to move forward to a positive outcome based on the current submission.

I am on leave after this week returning on the 11/09/2018, therefore if I am to consider further information within the context of the current application, I will need this asap and I would need to look to agree an extension to the determination period of the application to enable sufficient time to consider the revised information and undertake appropriate re-consultations with our ecologist and landscape officer.

Please keep advised as to how you wish to proceed and the timescales for such.

Regards

**Bob Neville** MSc

**Senior Planning Officer – General Developments Planning Team**

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**From:** Bob Neville
**Sent:** 07 August 2018 14:18
**To:** 'David Keyte'
**Subject:** RE: 18/00793/F - Muddle Barn Farm

David

Thank you for the amended plan. The decision notice for 18/00793/F should be with you later today or tomorrow.

On a separate note, has any further consideration been given to my email of the 25/07 in relation to the new access track application (18/01167/F) and the comments of our Landscape Officer. In my opinion there isn’t sufficient justification for the proposed new access track, that would outweigh the potential environmental harm (both ecological and visual); but would welcome your/your client’s response to the Landscape Officer’s comments.

Regards

**Bob Neville MSc**
Senior Planning Officer - General Developments Planning Team

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**From:** David Keyte [mailto:david@dkplanning.co.uk]
**Sent:** 07 August 2018 13:31
**To:** Bob Neville
**Subject:** RE: 18/00793/F - Muddle Barn Farm

Bob

Please find attached a revised Proposed Ground Floor Plan omitting the words ‘Staff Flat Entrance’.  The amended plan, 1759.161 E, refers to the ‘Art Studio Entrance’.

My apologies.

Kind regards

**David Keyte BA (Hons), MRTPI**

**Director**

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**From:** Bob Neville <Bob.Neville@cherwellandsouthnorthants.gov.uk>
**Sent:** 06 August 2018 15:33
**To:** David Keyte <david@dkplanning.co.uk>
**Subject:** 18/00793/F - Muddle Barn Farm

Dear David

There appears to be a drafting error on drawing no. 1759.161 Rev. C Proposed Ground Floor Plan; with an annotation referring to ‘Staff Flat Entrance’ on the floor plans of the proposed outbuilding. Please can this reference be removed and revised plan submitted.

Regards

Bob

**Bob Neville MSc**
Senior Planning Officer - General Developments Planning Team

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