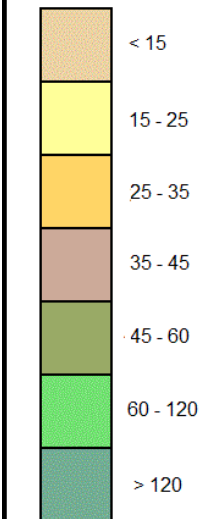


General

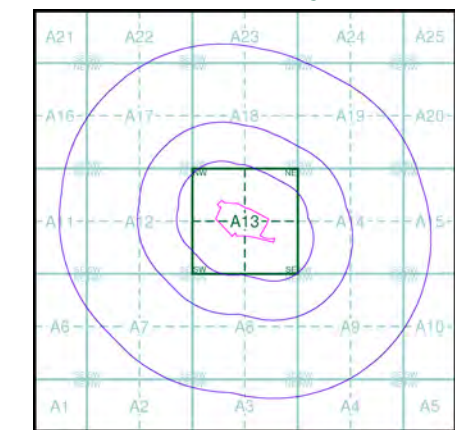
- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

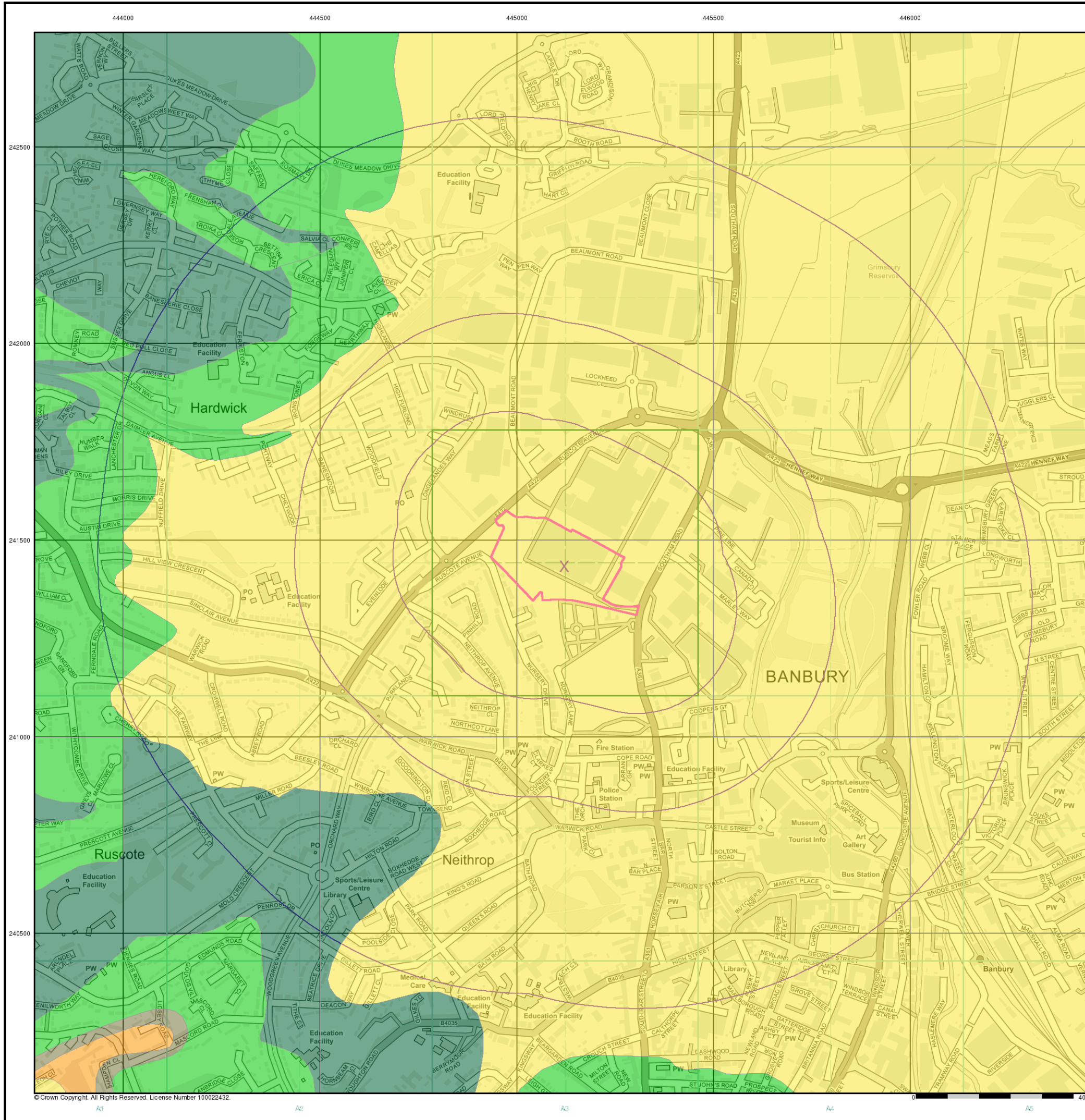


Order Details

Order Details: 282250486_1_1
 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU

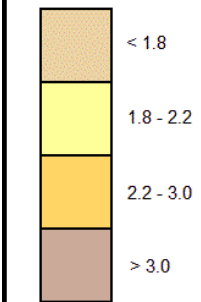


General

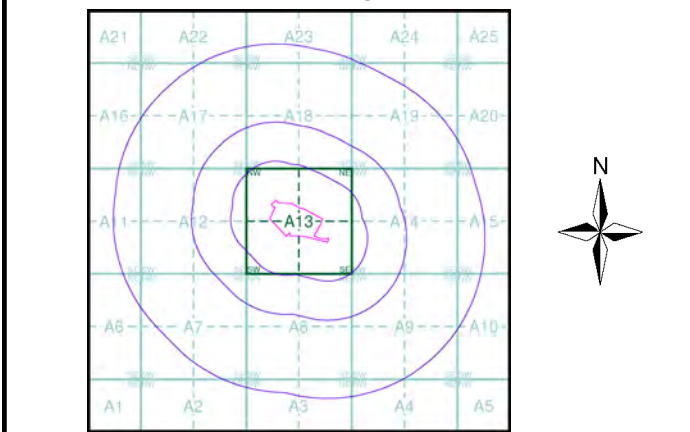
○ Specified Site
 ○ Specified Buffer(s)
 x Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A

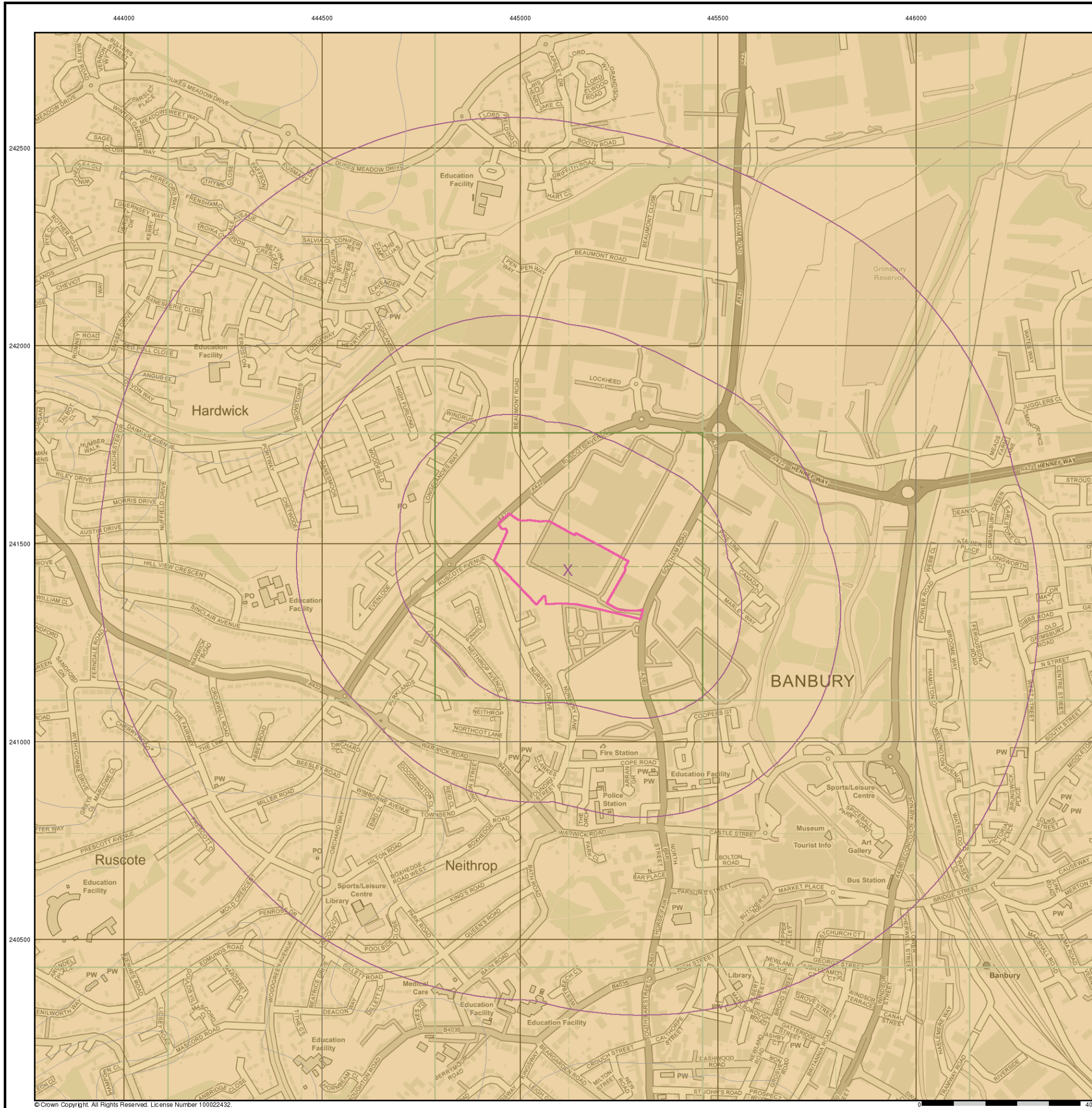


Order Details

Order Details: 282250486_1_1
 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
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 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscot
 Avenue, BANBURY, OX16 2QU

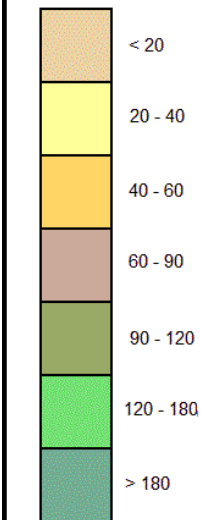


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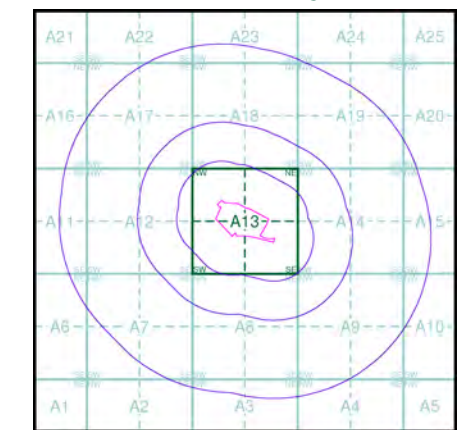
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A

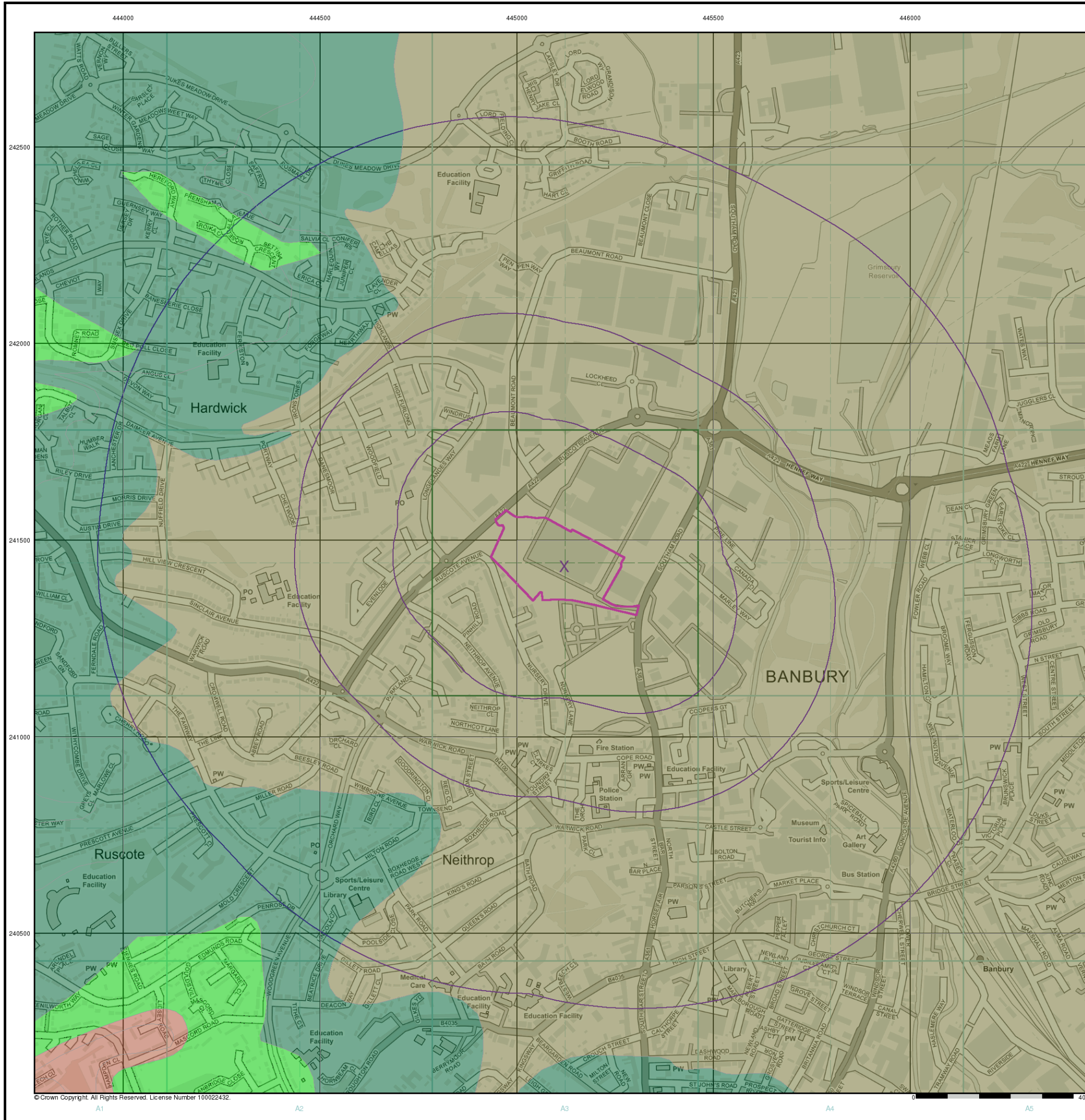


Order Details

Order Details: 282250486_1_1
 Customer Ref: 21-1553.03
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Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU

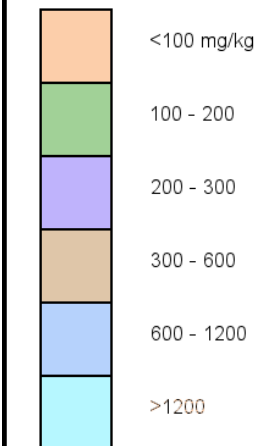


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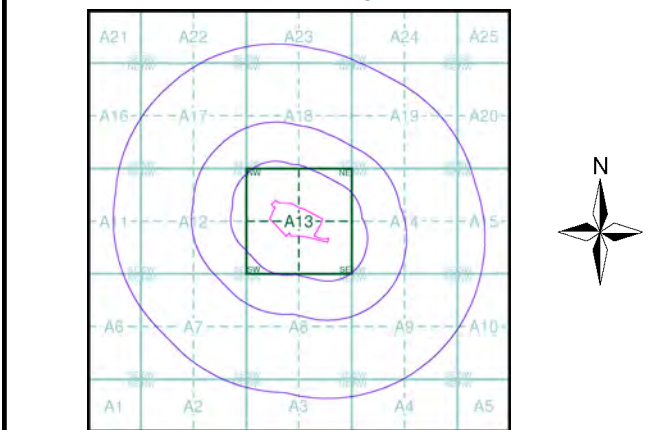
- ✱ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A

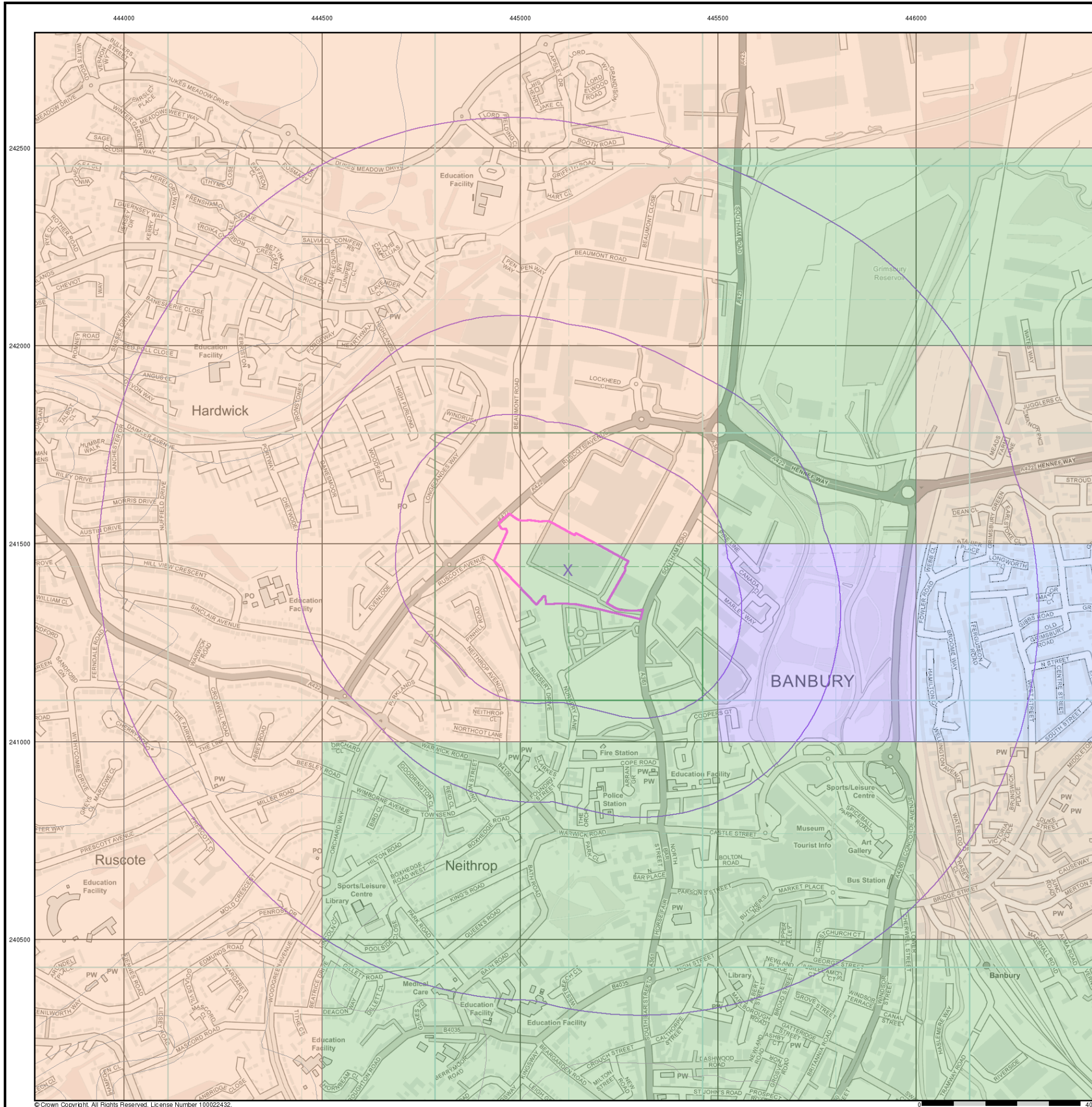


Order Details

Order Details: 282250486_1_1
 Customer Ref: 21-1553.03
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Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU



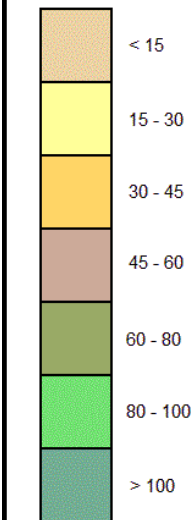
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General

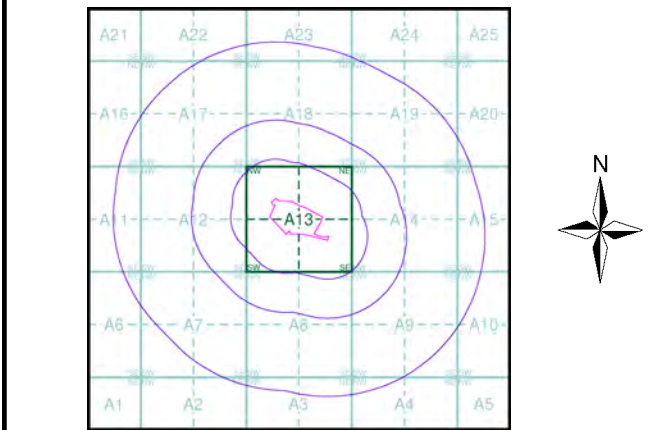
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A

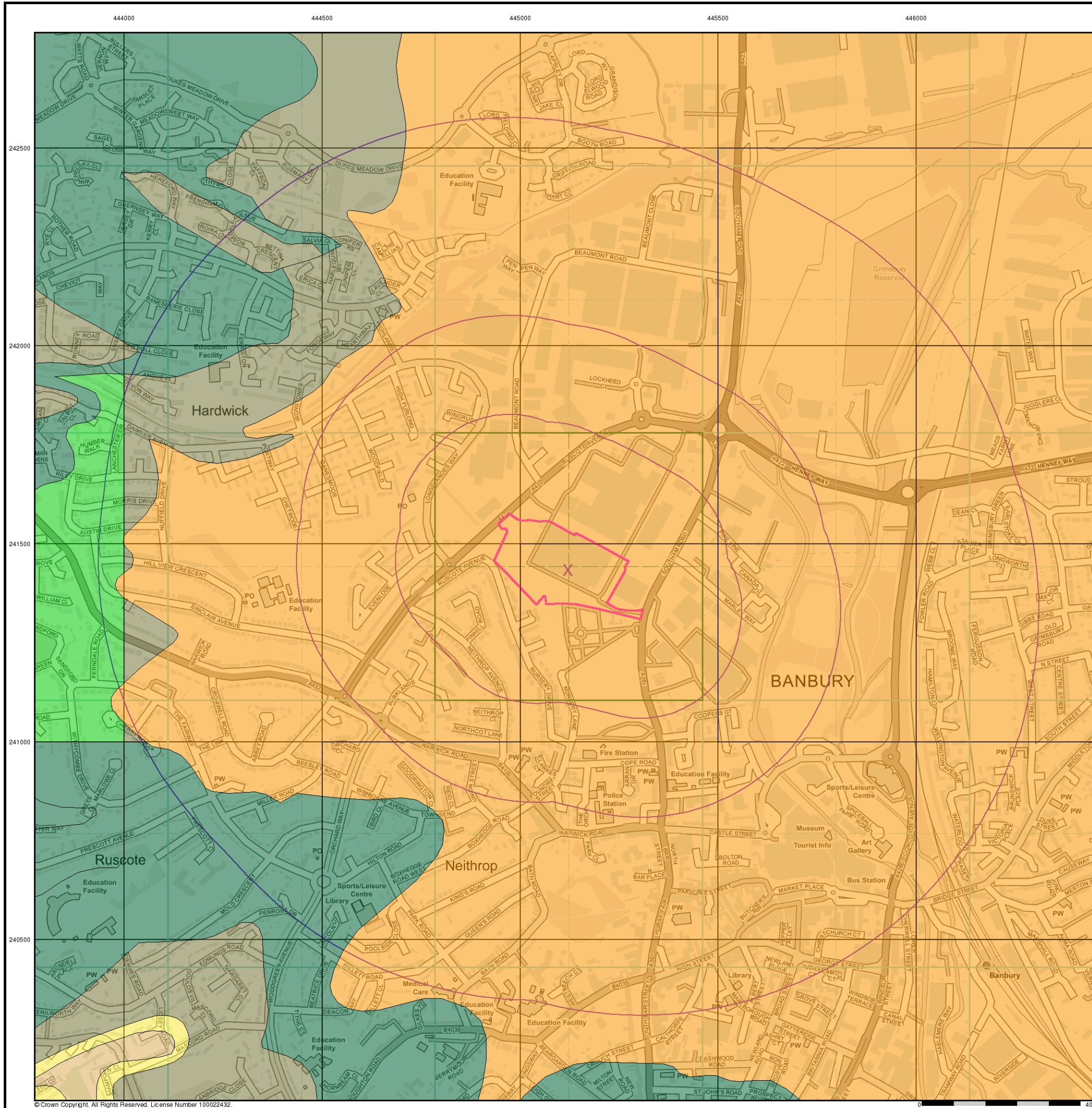


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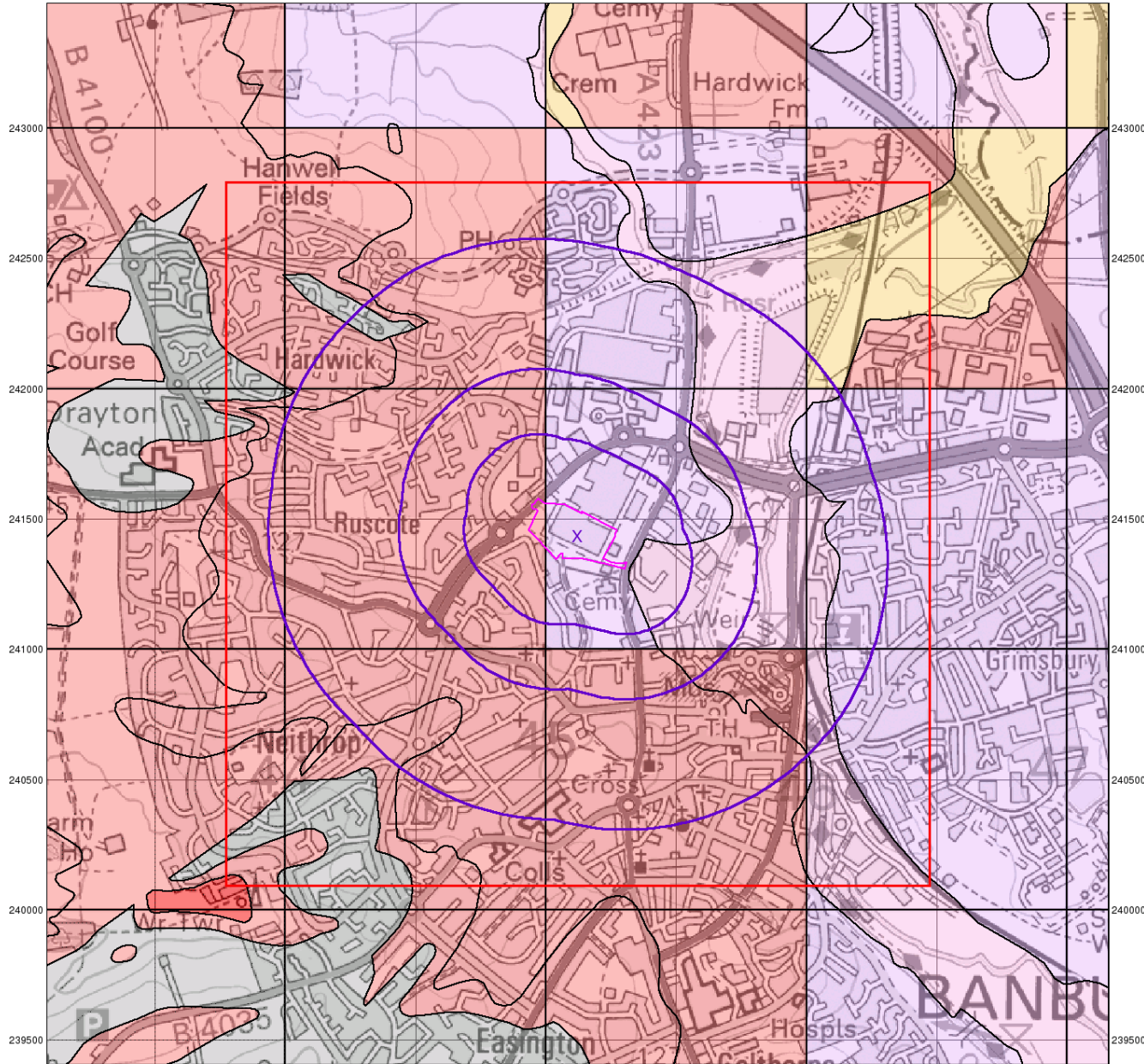
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 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU



443500 444000 444500 445000 445500 446000 446500 447000



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0 1 km



Groundwater Vulnerability

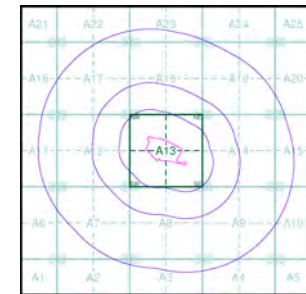
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- | Bedrock Aquifers | Superficial Aquifers |
|-----------------------------------------|-----------------------------------------|
| High Vulnerability, Principal Aquifer | High Vulnerability, Principal Aquifer |
| High Vulnerability, Secondary Aquifer | High Vulnerability, Secondary Aquifer |
| Medium Vulnerability, Principal Aquifer | Medium Vulnerability, Principal Aquifer |
| Medium Vulnerability, Secondary Aquifer | Medium Vulnerability, Secondary Aquifer |
| Low Vulnerability, Principal Aquifer | Low Vulnerability, Principal Aquifer |
| Low Vulnerability, Secondary Aquifer | Low Vulnerability, Secondary Aquifer |
| Unproductive Aquifer | |
| Soluble Rock | |

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282250486_1_1
 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
 Search Buffer (m): 1000

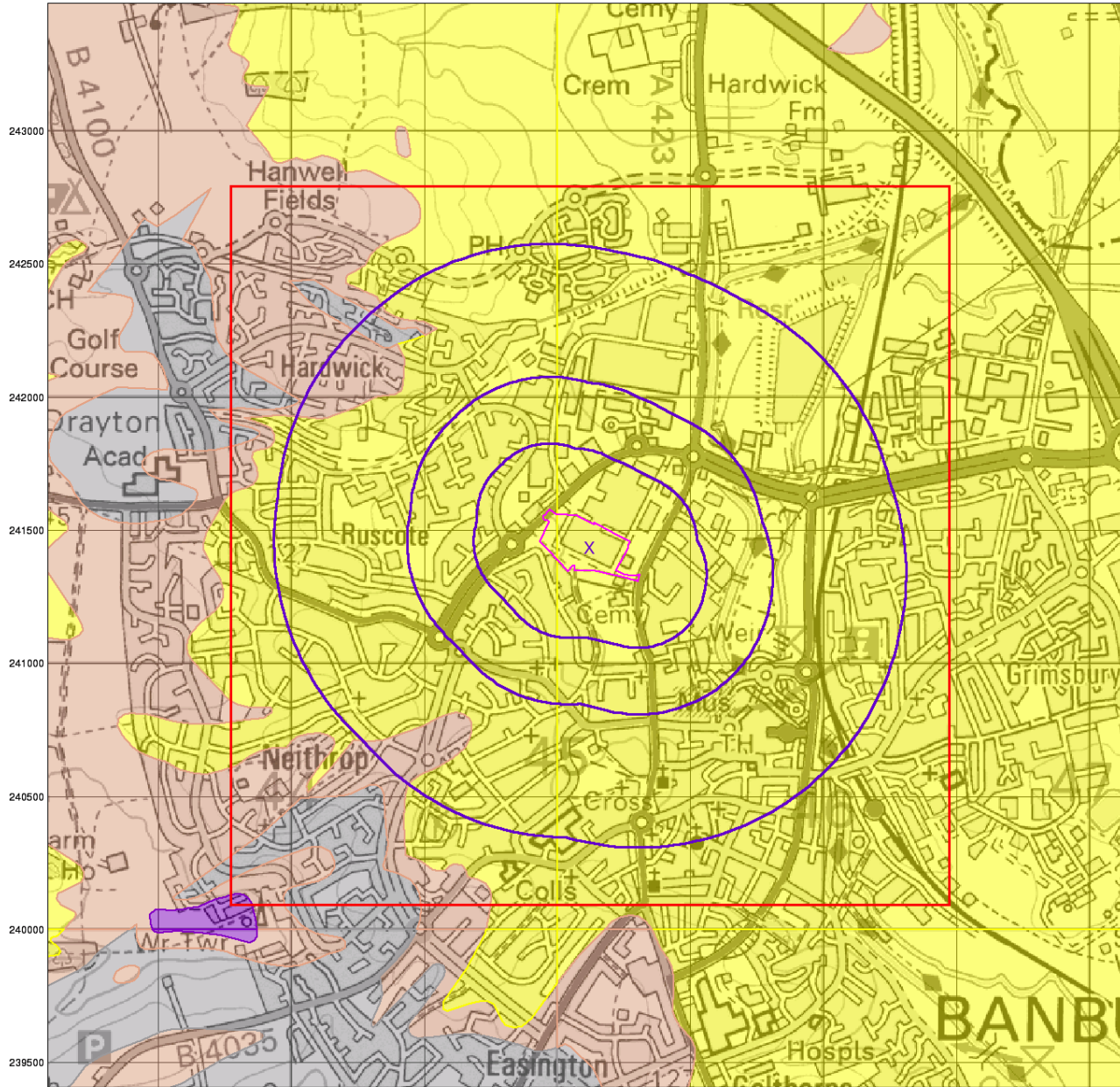
Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscot Avenue, BANBURY, OX16 2QU



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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

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0 1 km



Bedrock Aquifer Designation

General

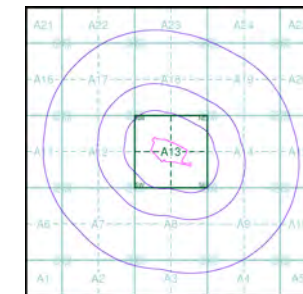
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

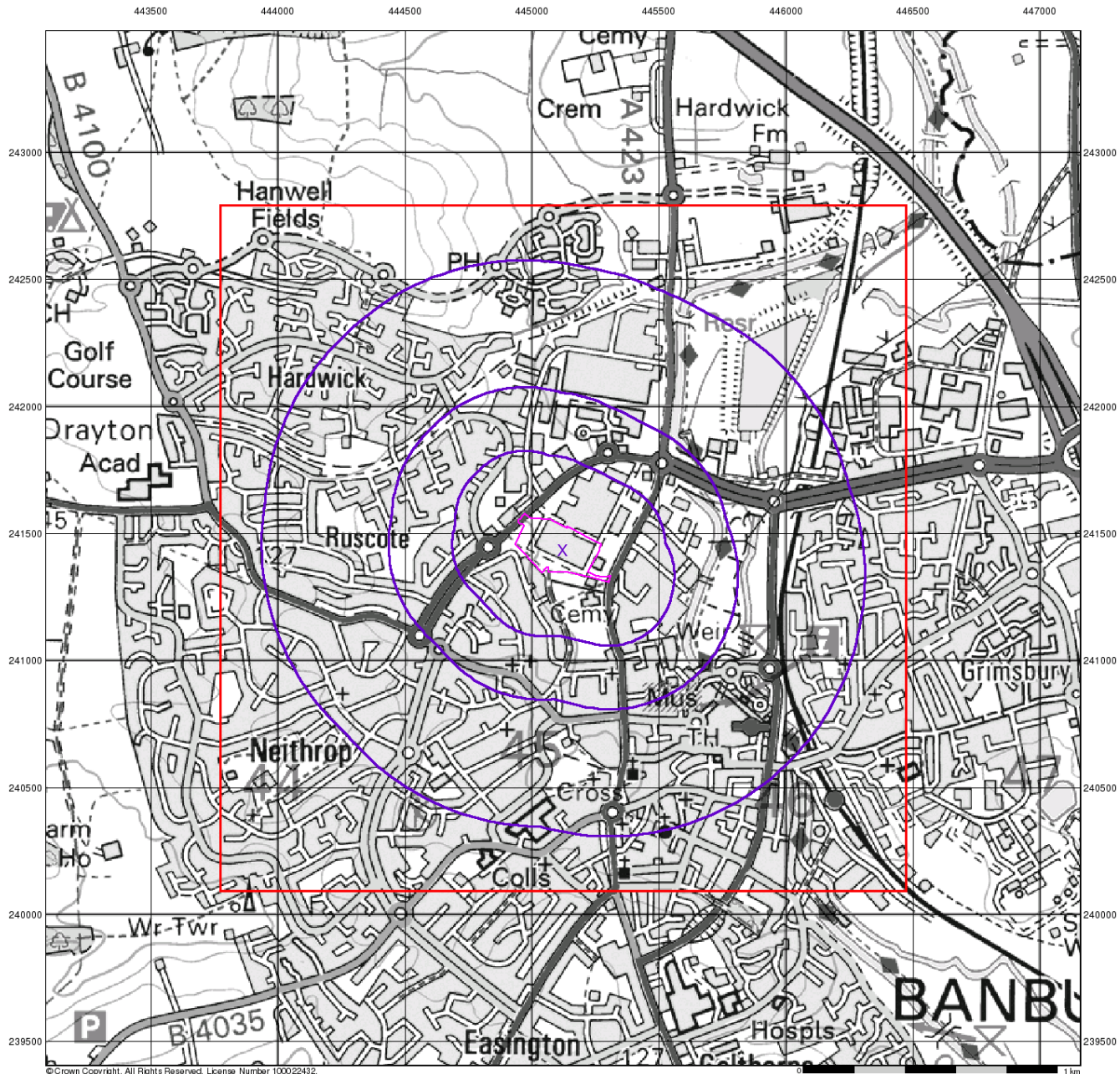
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 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
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Site Details

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Source Protection Zones

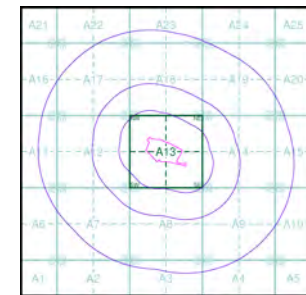
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282250486_1_1
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 Slice: A
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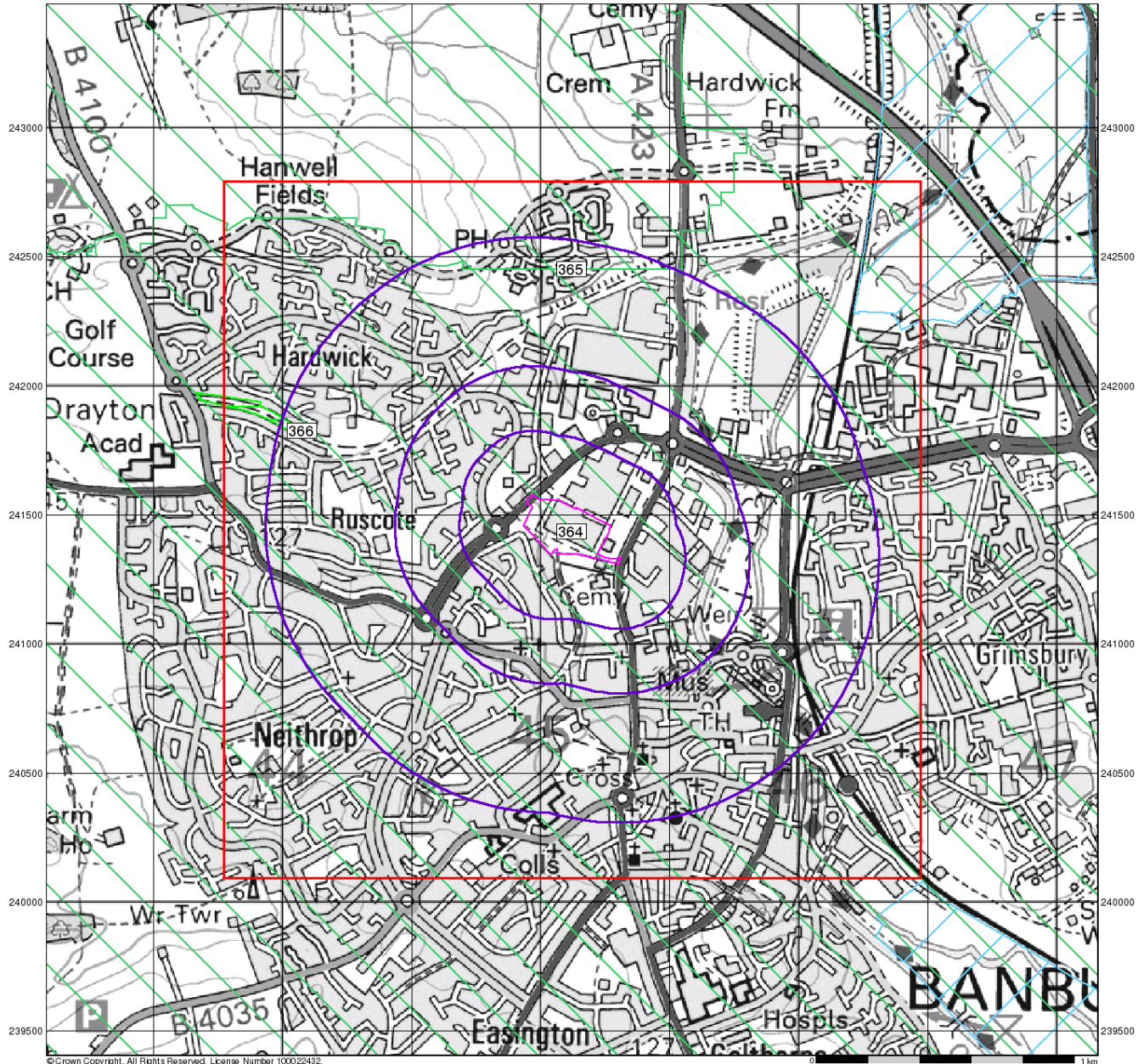
Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue,
 BANBURY, OX16 2QU



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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

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Sensitive Land Uses

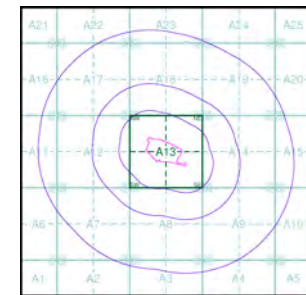
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282250486_1_1
 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
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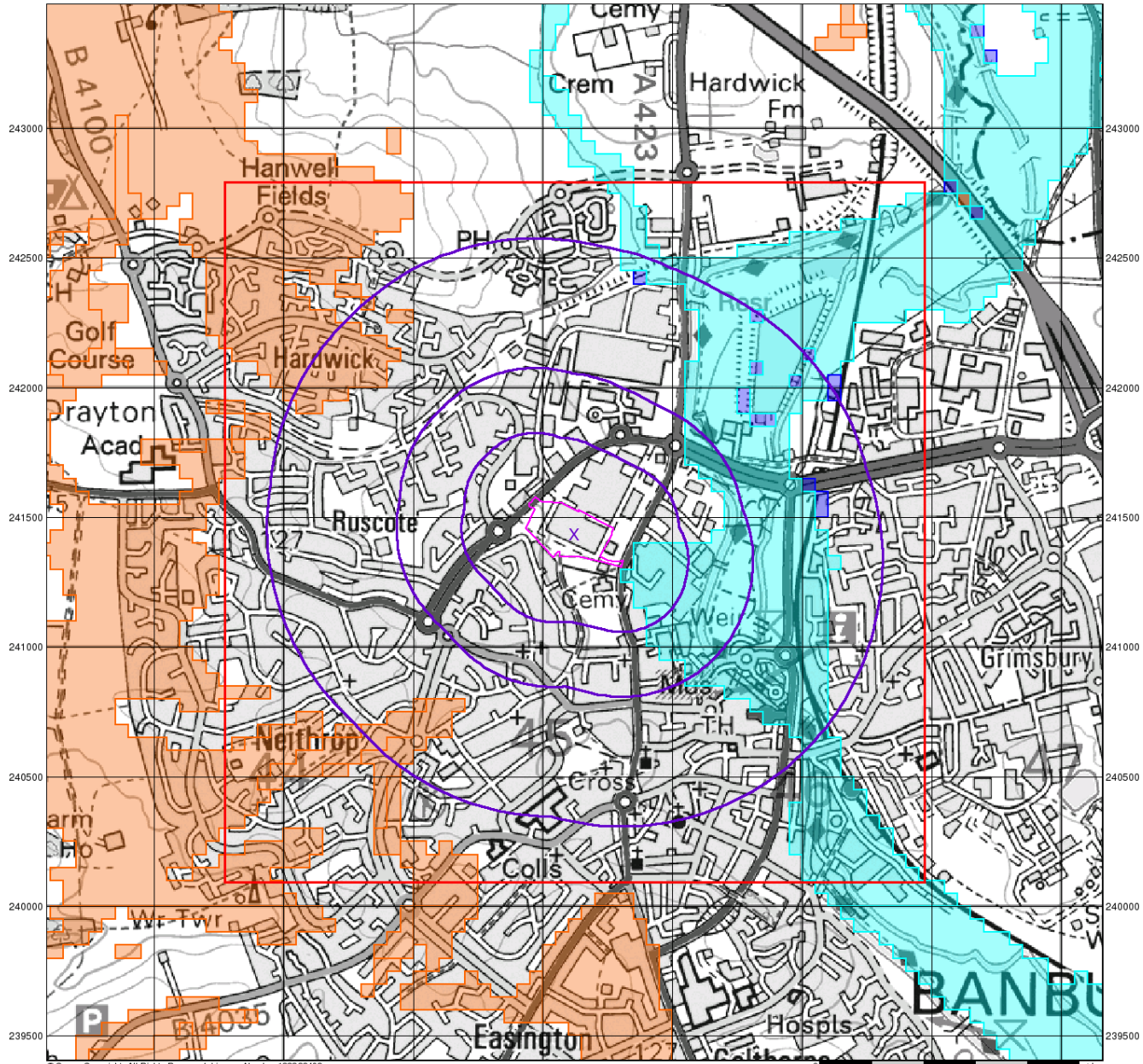
Site Details

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BGS Flood GFS Data

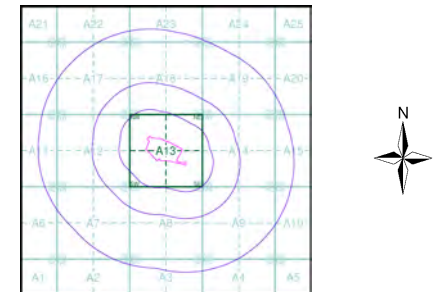
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282250486_1_1
 Customer Ref: 21-1553.03
 National Grid Reference: 445120, 241430
 Slice: A
 Site Area (Ha): 5.3
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Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

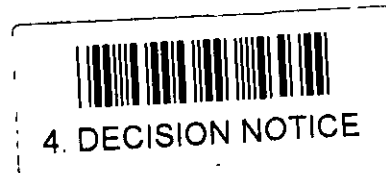
Appendix F – Planning Authority Information



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Kraft Jacob Suchard
Ruscote Avenue
Banbury
Oxon
OX16 7QU



Date Registered : 7th January 2000

Proposal : Extension of exhaust to standby electrical generator

Location : Kraft Jacobs Suchard Ruscote Avenue Banbury

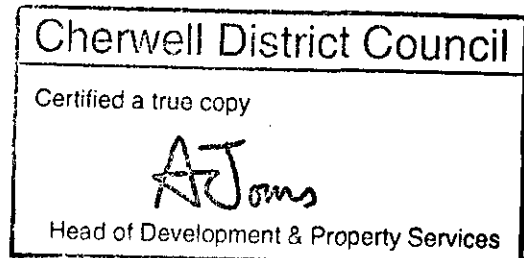
Parish : Banbury

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 28th February 2000

Head of Development & Property Services

SCHEDULE OF CONDITIONS

- 1 That the development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved, whichever is the later.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 5 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1SD.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the **Department of the Environment, Transport and the Regions at Tollgate House, Houlton Street, Bristol BS2 9DJ. Tel: (0117) 987 8000.**

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

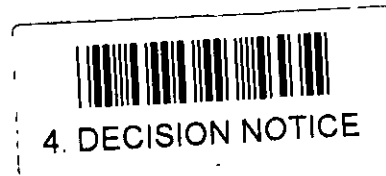
These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Kraft Jacob Suchard
Ruscote Avenue
Banbury
Oxon
OX16 7QU



Date Registered : 7th January 2000

Proposal : Extension of exhaust to standby electrical generator

Location : Kraft Jacobs Suchard Ruscote Avenue Banbury

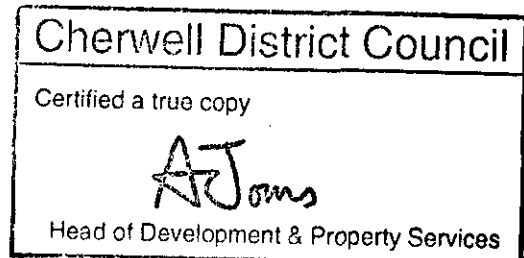
Parish : Banbury

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

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The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 28th February 2000

Head of Development & Property Services

SCHEDULE OF CONDITIONS

- 1 That the development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS

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This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

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COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Kraft Foods Ltd
c/o Astam GBC Consultancy Ltd
44-45 Coronation Road
Bristol
BS3 1AR

Date Registered 2nd December 2005

Proposal : Resubmission of 04/02201/F - Demolition of existing obsolete building and construction of new process building in same area

Location : Kraft Foods UK Ltd Ruscote Avenue Banbury

Parish : Banbury

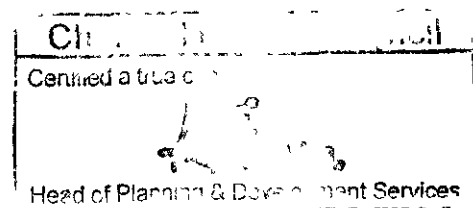
UPRN : 999000030907

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 20th January 2006

Head of Planning & Development Services

SCHEDULE OF CONDITIONS

- 1 That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 That the materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy G2 of the Oxfordshire Structure Plan 2016 and Policy C28 of the adopted Cherwell Local Plan

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal pays proper regard to the site and its surroundings, and would have no adverse impact upon the highway safety of users of the surrounding road network. As such the proposal is in accordance with Policies G2 and T8 of the Oxfordshire Structure Plan 2016 and Policies TR2 and C28 of the adopted Cherwell Local Plan. For the reasons given above and having proper regard to all other matters raised the Council considered that the application should be approved and planning permission granted subject to appropriate conditions as set out above



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS (FOR APPLICATIONS REGISTERED BEFORE 24 AUGUST 2005)

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply.

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved, whichever is the later.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 5 years from the date on which permission was granted.

TIME LIMITS (FOR APPLICATIONS REGISTERED ON OR AFTER 24 AUGUST 2005)

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply.

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters

- The need in appropriate cases to obtain approval under the Building Regulations **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 221597, fax 01295 253153 or E-mail at building_control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel (0117) 372 8000.** The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

Planning, Housing and Economy

Calvin Bell Strategic Director Planning, Housing and Economy

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Mr Greg Mitchell
Framptons Chartered Town Planning
Oriol House
42 North Bar
Banbury
OX16 0TH

COPY

Bodicote House
Bodicote • Banbury
Oxfordshire • OX15 4AA
Telephone 01295 252535
Textphone 01295 221572
DX 24224 (Banbury)
<http://www.cherwell.gov.uk>

Please ask for **Graham Wyatt**
Direct Dial 01295 221811

Our ref 12/00002/SO
Fax 01295 221856

Your ref PJF/GIB01/PF/8785
Email graham.wyatt@cherwell-dc.gov.uk

1st March 2012

Dear Mr Mitchell,

Application Ref 12/00002/SO
Location Kraft General Foods, Ruscote Avenue, Banbury OX16 2QU
Proposal Screening Opinion to 12/00195/DEM – Demolition of two warehouses, link abutting main Kraft building, part demolition of building to the rear of the site, demolition of prefabricated building to the rear right hand corner of the site and demolition of office building to the front.

I write in response to your letter of 13th February 2012 (received by this Council on 15th February 2012), requesting a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA) This letter constitutes the Council's Screening Opinion under Part II, Regulation 5(5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011

The Council, as Local Planning Authority has considered your submission and is of the opinion that the proposal falls under paragraph 10(b) of Schedule 2 of the Regulations, as it is an "urban development project" As the site is not in a 'sensitive area' consideration is given to whether or not it exceeds one of the relevant thresholds listed in the second column of the table in Schedule 2 As the site exceeds 0.5 hectares it constitutes a 'Schedule 2 development' requiring an EIA if it is likely to have significant environmental effects

Consideration has been given to the selection criteria for screening schedule 2 developments in Schedule 3 of the Regulations The characteristics of the development (the demolition of buildings as described above) on sites which have not previously been intensively developed are more likely to require EIA if the development would have a significant urbanising effect in a previously non-urbanised area Therefore, having considered the size and nature of the proposed development and the location, characteristics and context of the development site the Local Planning Authority is of the opinion that the proposed development would be unlikely to have significant effects on the environment



Accordingly, in exercising of the powers conferred to them by Regulation 5 of the 2011 Regulations, the Local Planning Authority hereby considers that the proposed development for which a screening opinion is sought is **not** EIA development

Statement of Reasons

The development proposals have been assessed in relation to the selection criteria for screening Schedule 2 development set out in Schedule 3 of the 2011 Regulations and the advice, indicative thresholds and selection criteria for screening Schedule 2 development contained within Circular 02/99 (Environmental Impact Assessment)

The Local Planning Authority has taken into account the size and nature of the development, the location of the site and the likely impact, including cumulative, of the proposals on the character and appearance of the landscape, emissions, the ecology, archaeology and hydrology and potential flooding of the area, the implications for noise and air quality and traffic impact. It is concluded that the proposed development would not have a significant effect on the environment and hence that an EIA would not be required in this instance

If you have any further queries, please contact the Case Officer

Yours sincerely,



Strategic Director
Planning, Housing and Economy



NOTICE OF DETERMINATION
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Name and Address of Agent/Applicant :

Kraft Foods UK Ltd
c/o Framptons
Oriol House
42 North Bar
Banbury
OX16 0TH

Demolition "Prior Approval" Determination

Date Received : 15th February 2012

Proposal : Demolition of two warehouses, link abutting main Kraft building, part demolition of building to the rear of the site, demolition of prefabricated building to the rear right hand corner of the site and demolition of office building to the front

Location : Kraft General Foods, Ruscote Avenue, Banbury, Oxfordshire OX16 2QU

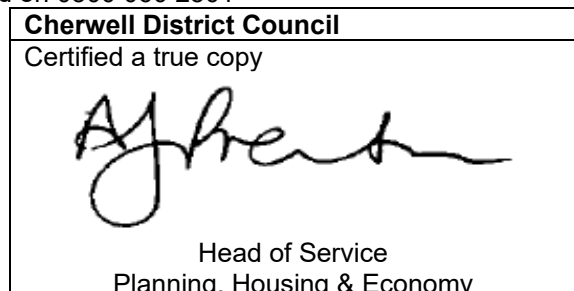
Parish(es) : Banbury

Cherwell District Council as Local Planning Authority has determined that your proposal **DOES NOT REQUIRE** a formal prior approval application and therefore the building(s) may be demolished in accordance with the details within document 'Outline of Safe System of Work for Structural Demolition of Part of the Kraft Site, Ruscote Avenue, Banbury' prepared by Lambert, Smith, Hampton dated 16th December 2011 and subject to:

- 1 The development to which this approval relates must be commenced within a period of three years, beginning from the date of this notice of approval.
- 2 The removal of all materials and rubbish resulting from the demolition and clearance of the site.

PLANNING NOTE: Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 2501

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 5th March 2012

Head of Public Protection & Development Management

Appendix G – Regulatory Authority Information

T

From: Trevor Dixon <Trevor.Dixon@Cherwell-DC.gov.uk>
Sent: 27 January 2021 11:16
To: Lauren Bond
Subject: RE: Contaminated land enquiry (20-2251.01)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lauren,

In response to your enquiry Environmental Protection has the following information on file:

1. The site identified on the submitted plan is not on our list of prioritised sites under Part 2A of the Environmental Protection Act 1990.
2. We have no information on file regarding previous investigations and/or remediation at the site.
3. We have no information on file regarding contaminated land conditions relating to the site.

The answers to your questions are related strictly to Environmental Protection files and are subject to continuous updating. If you would like clarification on any of the information provided please feel free to contact me.

Regards

Trevor Dixon
Environmental Protection & Enforcement Manager
Regulatory Services and Community Safety
Cherwell District Council
Direct dial: 01295 227948
Mobile: 07725 781321
Visit us online www.cherwell.gov.uk
Find us on Facebook www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter @Cherwell Council

From: Lauren Bond <Lauren.Bond@deltasimons.com>
Sent: 22 December 2020 11:45
To: Group PP HP & Compliance <HPandCompliance@cherwell-dc.gov.uk>
Cc: Elena Francia <Elena.Francia@Deltasimons.com>
Subject: Contaminated land enquiry (20-2251.01)

Good Morning,

We are undertaking a Phase I Environmental Assessment for Land at Ruscote Avenue, Banbury, OX16 2QU (a site boundary plan is below).

I would be grateful if you could confirm whether or not the Site, and surrounding area, is on your list of prioritised sites under Part 2A and, if so, what priority it is considered to be? Also, please could you advise if you are aware of

any previous intrusive investigations and/or remediation at the Site (or the surrounding area) and whether you are aware of any contaminated land conditions.

We understand there is a fee for this service - would it be possible to arrange this to be paid by credit card, please?



Kind regards,
Lauren

Lauren Bond
Graduate Consultant
M: +44 (0)7530 653584
www.deltasimons.com



[Birmingham](#) [Bristol](#) [Dublin](#) [Leeds](#) [Lincoln](#) [London](#) [Manchester](#) [Newcastle](#) [Norwich](#) [Nottingham](#)

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