

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



DISTRICT COUNCIL
NORTH OXFORDSHIRE

David Lock Associates
Mr David Keene
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Please ask for: Laura Bailey

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Our Ref: 13/00321/OUT

22 August 2013

Dear Mr Keene

Application under the Town and Country Planning Act 1990 for the following: OUTLINE - 1000 dwellings together with a local centre including retail (A1), financial services (A2), restaurants (A3-A5), up to a combined total floorspace of 1000m², employment space (B1) up to a total floorspace of 5000m² with the B1(a) office component limited to a maximum of 2,500m², associated car parking, a community primary school (including space for community uses (D1) and assembly and leisure uses (D2)), green infrastructure including formal and informal open space, amenity space, retained hedgerows, structural landscaping, supporting infrastructure (including gas, electricity, sewerage, water, telecommunications), sustainable urban drainage systems, new connection to the A361 Bloxham Road, pedestrian and cycling connections to the surrounding footpath and cycle network and any necessary demolition and ground remodelling

REQUIREMENTS UNDER REGULATION 22 (1) OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 TO PROVIDE FURTHER INFORMATION IN RESPECT OF THE ENVIRONMENTAL STATEMENT

1. On 4th March 2013, David Lock Associates submitted the above planning application to Cherwell District Council. This application was accompanied by an Environmental Statement (ES) pursuant to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). The following comments are based on the ES and the scheme which it addresses and to which any permission would have to be limited by appropriate conditions, to comply with the aforementioned regulations.
2. On 19th April 2013, Cherwell District Council issued a Regulation 22 request, pursuant to the aforementioned regulations, requesting further information.
3. On 8th August 2013, David Lock Associates submitted supplementary information in response to the Regulation 22 request.
4. Cherwell District Council and a number of consultees have further considered the ES and supplementary information and Cherwell District Council is of the opinion pursuant to

Regulation 22 (1) of the aforementioned Regulations the ES should contain further information as set out in Section 1 of this letter in order for it to be an Environmental Statement.

5. Once further information has been provided pursuant to Regulation 22 (1), Cherwell District Council will advertise the availability of the information (including that received under the original request) in accordance with the Regulations. This advertisement will set out where the information can be viewed for a period of 21 days from the date of the advertisement. Cherwell District Council will also write to statutory consultees notifying them that the information has been received and allowing them 21 days for comment.
6. In accordance with Regulation 17, when the additional information is provided, please provide the Council with a) an address at which copies of the statement may be obtained and b) the cost of providing copies.
7. Where the applicant considers such further information or additional information and clarification is unnecessary or has already been satisfactorily provided, the applicant should provide full details in its response to this request.
8. Where Cherwell District Council considers that Regulation 22 responses or additional information and points of clarification from the applicant are inadequate, the Council reserves the right to make additional requests for information.

Section 1: Assessment of Environmental Effects

9. Landscape and Visual Impact

- 9.1.1. There are inconsistencies with the submitted DAS, parameter plan and the LVIA; the DAS clearly states that built form would be up to 12.5 metres in some locations, whereas the LVIA assessment is based on a built form of 10 metres across the site. Please clarify this discrepancy.
- 9.1.2. The LVIA does not adequately assess the historic landscape context of the site in terms of boundaries, land-use, field size and surviving features.
- 9.1.3. The non designated heritage features recognised in the walk over survey have not been added to the asset listing or mapping and are not fully contextually described or assessed.
- 9.1.4. The effects to national, district and local landscape character has not been suitably assessed. The effects to character areas identified in the Cherwell Landscape Assessment and Oxfordshire Wildlife and Landscape Study (OWLS) should be considered.
- 9.1.5. The Zone of Theoretical Visibility (ZTV) of the development has not been identified. The Council wishes to see this illustrated on a plan of a suitable scale. The ZTV should include a methodology and details of datasets used to create the ZTV.
- 9.1.6. No visualisations have been provided. The Council wishes to see verified and accurate images produced in accordance with Landscape Institute Advice Note 01/11 from viewpoints 1, 2, 4, 5, 6, 10, 11, 12, 15, 16, and 17. Details of the methodology used to produce the images should also be provided.

I would appreciate supplementary information to address the issues raised above, including an indication of the likely timescale for its provision.

Cont...

In addition, I would like to extend the agreed time period for determination to 31st October 2013 which will hopefully be sufficient time to have the outstanding ES matters resolved, including archaeology.

Could you please confirm in writing at your earliest convenience that you are happy to agree to this extended time period.

Yours sincerely

Laura Bailey BSc. (Hons) MA MRTPI
Principal Planning Officer
Public Protection & Development Management
Cherwell District Council