

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management

Cherwell



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

19 April 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. Cherwell District Council and a number of consultees have considered the ES 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. Please note that a number of consultees are yet to provide their formal comments on the application (namely, the Local Highway Authority) and therefore, the Council reserves the right to make additional requests in accordance with to Regulation 22.

3. Once further information has been provided pursuant to Regulation 22 (1), Cherwell District Council will advertise the availability of the information 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.
4. 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.
5. 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.
6. 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

7. Ecology and Wildlife

- 7.1.1. The survey report provided indicates that Great Crested Newts (GCN) are using features that are to be affected by the proposed development. Unfortunately the information supplied is insufficient for Natural England to provide advice on the likely impact on the species.
- 7.1.2. Therefore, surveys to determine the presence/absence of GCN in the 6 ponds within 500m of the site must be provided. If GCN are found to be present, then surveys will need to be carried out to determine population sizes so that suitable mitigation can be incorporated into the application.
- 7.1.3. The Saltway Local Wildlife Site and the Bretch Local Wildlife Site have not been included within the ES. The impact of the development on both of these sites needs to be assessed.
- 7.1.4. There has been no survey of invertebrates despite records of white-letter hairstreak in the adjacent Salt Way. A butterfly survey needs to be done in order to assess the impact on this species and other butterfly species that may be present.

8. Archaeology

- 8.1.1. The geophysical survey identified a number of probable archaeological features on the site. Therefore, prior to the determination of this application the applicant should be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

Cont...

I would appreciate written clarification of the issues raised above, including an indication of the likely timescale for its provision.

Yours sincerely

A handwritten signature in black ink, appearing to be 'L. Bailey', written in a cursive style.

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

