



Ms Laura Bailey
Principle Planning Officer
Public Protection and Development Management
Cherwell District Council
Bodicote House
Banbury
Oxfordshire
OX15 4AA

4th November 2013

Ref: JJG043/dak

Dear Laura

WYKHAM PARK FARM - BANBURY: Outline Planning Application (ref: 13/00321/OUT)

Proposal: 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 top 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.

On 4th March 2013, the above Outline Planning Application was submitted to Cherwell District Council. Following a formal consultation period, various responses have been received and reviewed by the consultant team.

Your letter of the 19th April 2013 set out a first request for further information under Regulation 22 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (**Appendix 1**), in respect of potential effects on Ecology and Wildlife and Archaeology.

We responded to that request on 8th August through the submission of a package of information which comprised of the following:

[David Lock Associates Limited](#)

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- “further information” submitted under Regulation 22 (1) comprising an addendum to Chapter B.7 Ecology and Wildlife;
- additional information comprising a Written Scheme of Investigation for an Archaeological Evaluation (WSI), a Transport Update Note and Revised Detailed Roundabout Design, an indicative housing mix and open space schedule; and
- clarification of points of detail, to include comments in respect of the master plan, landscape, heritage assets and planning policy.

Your letter of the 22nd August set out a second request for information under Regulation 22 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (**Appendix 2**).

This letter provides an overview of the second submission of information which comprises three elements:

- (i) “further information” in respect of Archaeology to complete the submission made under the first Regulation 22 (1) request;
- (ii) “further information” in respect of Landscape and Visual Impacts submitted pursuant to the second request made under Regulation 22 (1); and
- (iii) additional information that responds to requests made by the Council and statutory consultees.

(i) “Further information” in respect of Archaeology, submitted pursuant to the first Regulation 22(1) request

An addendum to the Environmental Statement **Appendix 3**, submitted to update Chapter B.9 Archaeology and Cultural Heritage to provide further information in respect of the findings and conclusions of an archaeological field evaluation and determine the character and extent of any archaeological remains within the application area and therefore the weight to be attached to their preservation. The scope of works was agreed by the County Archaeologist, which included an agreement for post-determination trenching within the easternmost field, to be secured by a suitably worded condition.

The intrusive site investigations have concluded that the ES provides a robust assessment of the potential archaeology and cultural heritage impacts resulting from the proposed development and its conclusions are valid and justified.



(ii) “Further information” in respect of Landscape and Visual Impacts submitted pursuant to the second Regulation 22(1) request

A revised Landscape and Visual Chapter is submitted, **Appendix 4** to provide further information in respect of the historic landscape context of the site; an assessment of the potential effects to national, district and local landscape character; identification of the Zone of Theoretical Visibility (ZTV) of the development and submission of a range of visualisations.

(iii) Additional information submitted in response to comments received from Oxfordshire County Council Highways.

A update Transport Note is provided, **Appendix 5** which includes a summary of the discussions between Oxfordshire County Council and SBA since the previous submission of additional information, a Stage 1 Road Safety Audit, Oxford/Bloxham Road junction designs and a revised site access design *Proposed Site Access Roundabout Preliminary Detailed Design A053410-1/A/10 rev B*.

The revision to the site access roundabout is an extension of the footway link at the southern access, again the potential impacts of the revised design on ecology and arboriculture and been assessed and are considered below:

- The night/feeding bat roost located in a tree (T139) within the hedgerow/tree-line will not be directly affected by the extension of the footpath;
- Some of the trees may be affected or further affected by extending the footpath (T144 and T143). High bat activity was recorded by the mature trees along this section which suggests that further minor tree roosts could potentially be present and therefore adverse impacts on bats could potentially arise due to the loss / damage to these trees;
- The above impact is addressed within the mitigation section of the ES, because it states:

“Prior to any felling or tree surgery as part of the development, trees will be re-assessed for their current bat roost potential and, if individual trees are assessed as having high bat roost potential, these trees will be subject to either a detailed inspection by a licensed bat-worker or emergence/re-entry surveys to determine whether a roost is present. Should bats or evidence of bat occupation be found within the trees then it will be necessary to apply for a disturbance licence from Natural England to carry out mitigation and compensation measures (e.g. erection of new bat boxes and relocation of any bats found) for these European Protected Species under the Conservation of Habitats and Species Regulations 2010.”



- All category A trees can be retained as before.
- Category B group G135 will not be impacted on further by this latest amendment.
- Trees T146-T143 were to be removed under the original scheme. The previous amendment meant that there was some potential to save T143. It is now less likely that category B tree T143 can be retained, but this will be subject to detailed design and site setting out.

The potential impacts arising from the proposed detailed roundabout design (A053410-1/A/10 rev B) are similar to the potential impacts arising from the initial roundabout design A053410-1/A/1 rev D, as reported in the ES. The ES therefore remains robust and sets out adequate mitigation to address any issues that may arise from the proposed roundabout.

Both submissions comprise "further information" pursuant to your formal Regulation 22(1) request and other additional information. I trust you will, for completeness, advertise the full package of information submitted, in accordance your requirement under Regulation 22(3) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

I enclose 1 complete printed copy and 3 CD copies of this submission, to complement the previous submission package. Additional copies of the Regulation 22 information can be obtained free of charge from David Lock Associates at the address below:

David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

If you have any queries about the attached, please do not hesitate to contact me.

Yours sincerely

DAVID KEENE
Partner

email: dkeene@davidlock.com

Glen Langham

Gallagher Estates

Peter Chambers DLA
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