

From: Matthew Parry
Sent: 14 October 2015 11:17
To: 'Andy Green'
Cc: 'Chris Still'
Subject: Proposed development at White Post Road, Banbury - Ref: 15/01326/OUT

Dear Andy

I have been discussing the proposals internally with respect to the adequacy of the ES in its assessment of the likely significant environmental effects of the proposals (including its cumulative impact) having regard to the provisions of paragraph 3, Part 1 of Schedule 4 of the EIA Regulations 2011 (as amended). At its heart the EU Directive and the related EIA regulations requires identification and assessment of the likely significant effects of a development on people and the natural environment including the interrelationship between the two. In this case, the landscape is not just of value as a feature of the natural environment but also as a setting to existing settlements and therefore the interrelationship between their populations and the surrounding landscape. In this respect the landscape chapter of the ES does not satisfactorily appraise the effect of the proposals on the wider landscape that includes both its built and natural features including the village of Bodicote together with its setting within the landscape as a separate settlement distinct in character to Banbury. The environmental effect of the proposed development in this respect has not been addressed in the ES and officers are of the view that such an effect could be significant whether actual or perceived. As a result the Council considers the ES to be inadequate and in accordance with regulation 22 of the EIA Regulations 2011 (as amended) is making this formal request for 'further information' to ensure that the environmental information provided is sufficient to address all likely significant effects of the proposals. In accordance with regulation 22(7) of the EIA Regulations 2011, determination of the application will be suspended until this information is provided (including in hard copy) which will then need further consultation and publicity. The Council should receive this information by Friday 20th November 2015 unless a reasonable alternative date is agreed.

Whilst it is acknowledged that the Council has allocated the land for residential development and that the proposals may result in adverse environmental impact in this respect even with mitigation, this does not obviate the need for an EIA to assess the individual impacts of the development proposed at application stage and identify mitigation opportunities or alternatives approaches where possible to try to avoid or alleviate the harm.

If there are problems producing and submitting this additional environmental information as an addendum to the existing ES, please let me know.

Kind regards

Matthew Parry
Principal Planning Officer
Development Management
Cherwell District Council
Telephone: 01295 221837
Email: matthew.parry@cherwell-dc.gov.uk
Website: www.cherwell.gov.uk