

Cherwell District Council  
Planning & Development Services  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2021/129391/01-L01  
**Your ref:** 21/03266/F  
**Date:** 01 November 2021

Dear Sir/Madam

**Site clearance, construction of new site access from the B4100, permanent and temporary internal roads, an internal roundabout and a foul drainage station, diversion of an existing overhead power cable and public right of way, and soft landscaping**

**OS Parcel 2636 NW of Baynards House, Ardley**

Thank you for consulting us on the above application on 05 October 2021 and again on 22 October 2021 following the submission of amended details.

The submitted amendments include an area of off-site habitat compensation proposed to demonstrate how the development will deliver a net biodiversity gain. The proposed off-site compensation area lies within an area at risk of flooding and part of the boundary adjoins the Muswell Hill Brook main river. The applicant should be asked to update the Flood Risk Assessment and provide further details of the proposed works in this area to confirm that flood risk will not increase.

We cannot advise you on this proposal until we receive this information.

Yours faithfully

**Miss Sarah Green**  
**Sustainable Places - Planning Advisor**

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