

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

Our ref: WA/2021/129390/01-L01
Your ref: 21/03268/OUT
Date: 01 November 2021

Dear Sir/Madam

Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (use class B8) and ancillary office (use class E(g)(i)) floorspace; construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure

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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