

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Savills
Wytham Court
11 West Way
Oxford OX2 0QL

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Samantha Taylor**

Direct Dial: **01295 221689**

Email: **samantha.taylor@cherwell-dc.gov.uk**

15th June 2022

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.:	22/00808/SO
Applicant's Name:	Bloor Homes (Western)
Proposal:	Screening Opinion - with respect to the scope of the Environmental Impact Assessment (EIA) in relation to up to 250 dwellings and associated development
Location:	Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton
Parish(es):	Drayton

I write with regard to the above Screening Opinion Request. This letter constitutes a Screening Opinion of the Local Planning Authority of the proposed development under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal falls in Schedule 2, 10(b) Urban development projects of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the Regulations").

Site Context

The site lies within close proximity to existing residential properties within the Bretch Hill area of Banbury, and adjacent to an area of the Edinburgh Way development site, which is currently under construction for the purposes of residential housing. To the west of the site lies open countryside. Directly abutting the curved site boundary in the centre west of the site, is the Grade II Listed Withycombe Farmhouse.

Public Consultation

Whilst there is no statutory requirement for the Authority to consult directly with members of the public on this type of application, the application is available to view online and public comments can be received. There have been 13 comments received from third party representatives which have been summarised below:

- Request for more amenities, such as play parks, café and shops
- Concerns with additional traffic and safety of existing accesses/estate roads
- Concerns with water supply sufficiency
- Concern with on-going maintenance costs for residents of public spaces
- Concerns with use of the service road for on-going construction
- Issues with the adjacent Edinburgh Way development site

As this application is not a standard planning application, only matters relating to whether the development would constitute EIA development can be considered when determining this application.

Assessment

The development does exceed the threshold of more than 150 dwellings and does exceed the threshold of 5ha identified within Schedule 2 (10b) (applicable thresholds and criteria). The site does not fall within a sensitive area as defined by the Regulations.

The concerns of local residents in respect to additional traffic and the use of existing access routes are noted. However, Officers consider that whilst additional residential development on this site would increase the number of cars using the existing estate roads and access points, given the scale of the potential development for up to 250 dwellings, a comprehensive Transport Assessment would be sufficient to consider the full impacts of the development.

The Grade II Listed farmhouse does present additional sensitivity along with long distance views from the surrounding countryside. Officers consider that the submission of a Heritage Impact Assessment and Landscape and Visual Impact Assessment would be sufficient to fully consider the impacts of the proposal on these assets.

It is noted that there are concerns from residents about the on-going impacts of construction and associated construction traffic. Officers consider that a Construction Environment Management Plan would be sufficient to fully assess the impact of the proposal on reasonable residential amenity during construction. Additional noise and other amenity related assessments for the potential development may be required to support a full planning application.

Overall, Officers consider that a full assessment of the impacts of the development could be made provided the applicant prepares comprehensive standard documents in support of a planning application. It is recommended that a pre-application enquiry is made by the applicant in order to determine the documents that would need to be provided.

Officers consider that the Environmental Impacts of the development would not trigger need for an Environmental Impact Assessment. Therefore, in accordance with Paragraph: 061 Reference ID: 4-061- 20170728 and Paragraph: 017 Reference ID: 4-017-20170728 of the national Planning Practice Guidance the proposal is not a Schedule 2 project, is not subject to a screening opinion from the Local Planning Authority and does not constitute EIA development. The impacts of the development can be adequately assessed with a planning application and supporting documents.

Yours faithfully

Samantha Taylor

Agreed By: Andy Bateson, Team Leader – Major Development