

# Planning and Development

David Peckford, Assistant Director – Planning and Development



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Savills  
Wessex House,  
Priors Walk,  
East Borough,  
Wimborne  
BH21 1PB

Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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Please ask for: **Bernadette Owens**

Direct Dial: **01295 221830**

Email: **[bernadette.owens@cherwell-dc.gov.uk](mailto:bernadette.owens@cherwell-dc.gov.uk)**

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21st September 2021

Dear Sir/ Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

<b>Application No.:</b>	21/02861/SCOP
<b>Applicant's Name:</b>	Tritax Symmetry Limited
<b>Proposal:</b>	Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works
<b>Location:</b>	OS Parcel 5700 South West Of Grange Farm Street Through Little Chesterton Chesterton
<b>Parish(es):</b>	Chesterton

I write in response to the Scoping Request submitted to the Local Planning Authority (LPA) on 17<sup>th</sup> August 2021 accompanied by and a report titled Environmental Impact Assessment Scoping Opinion Request and dated August 2021.

The Scoping request relates to agricultural land covering an area of 31 hectares to the north of the A41 and to the east of the M40 in close proximity to junction 9 of the motorway which is proposed to be developed for employment use including landscaping and associated infrastructure.

The site is not allocated for any form of development in the adopted Cherwell Local Plan (2011-2031) (Part 1).

The LPA has reviewed the information provided in order to determine the potential of the proposed development having significant environmental effects and those aspects of the environment likely to be affected. In doing so, the LPA has had regard to the provisions of Regulation 15 of the EIA Regulations 2017 (as amended) as well as the criteria for determining the potential for significant environmental effects, as set out in Schedules 3 and 4 of those Regulations.

Regulation 4(2) and Schedule 4 of the Regulations sets out the necessary information required to assess impacts on the natural environment to be included within an Environmental Statement.

In coming to a view, the LPA has also consulted with the relevant statutory authorities and consultation bodies whose comments are referred to within this Scoping Opinion and are available to view in full on the Council's website.

This letter should be taken as the formal Scoping Opinion of the LPA under the EIA Regulations 2017.

### **Technical Chapters**

#### **Traffic and Transportation**

It is agreed that this should be scoped into the Environmental Statement.

The Environmental Statement is expected to largely make reference to the assessments within the Transport Assessment.

Detailed scoping for the Transport Assessment should be undertaken with the local highway authority and Highways England.

#### **Air Quality**

It is agreed that this should be scoped into the Environmental Statement.

The Council's Environmental Protection team have not thus far provided any comment as to the acceptability of the proposed methodology.

#### **Noise and Vibration**

It is agreed that these matters should be scoped into the Environmental Statement.

The Council's Environmental Protection team have not thus far provided any comment as to the acceptability of the proposed methodology.

#### **Landscape and Visual Impact**

It is agreed that this should be scoped into the Environmental Statement.

Consultation is ongoing with the Council's landscape consultants to ensure that the approach and response to landscape and visual impact/effects are addressed to the Council's satisfaction.

The locations of representative photo-viewpoints have also been agreed.

#### **Ecology and Biodiversity**

It is agreed that this should be scoped into the Environmental Statement.

Please see the standard advice related to EIA Scoping Requirements provided by Natural England and the comments of the Berks, Bucks and Oxon Wildlife Trust, which provides a comprehensive account of what is required within the ES.

In addition, there is an area of Ancient Woodland on site which has not been included within the Scoping request. Green Infrastructure should also be considered and the opportunities to provide green corridors to promote connectivity.

Any species surveys which are not carried out will need to be justified.

As well as mitigation for loss/disturbance to habitats and species on site, it will need to be demonstrated that a 10% biodiversity net gain is achievable on the site.

#### **Heritage**

It is agreed that this should be scoped into the Environmental Statement.

Whilst there are no designated heritage assets within the site, there are a number of assets within the wider area surrounding the site including the Scheduled Ancient Monument at Alchester Roman town.

Detailed scoping for assessment should be undertaken with the Council's Conservation officers and the County Archaeologist.

### **Hydrology, Flood Risk and Drainage**

It is agreed that this should be scoped into the Environmental Statement.

The Environmental Statement is expected to largely make reference to the assessments within the Flood Risk Assessment and Surface Water Drainage Strategy.

Detailed scoping for assessment should be undertaken with the Lead Local Flood Authority and the Environment Agency, especially given the frequency of past flood events in the local area at Little Chesterton and Wendlebury.

### **Ground conditions Hydrogeology and Contamination**

It is agreed that this should be scoped into the Environmental Statement.

The Council's Environmental Protection team have not provided any comment as to the acceptability of the proposed methodology.

### **Climate Change**

It is agreed that this should be scoped into the Environmental Statement.

The proposed scope and methodology set out in the submitted Scoping Report is considered to be acceptable to assess the environmental impacts of the development and any mitigation required.

### **Socio-Economic**

Further communication has been received that proposes the inclusion of the assessment of the Socio-Economic impact of the development within the ES.

It is agreed that this should be scoped into the Environmental Statement.

### **Cumulative Impact**

It will be necessary to consider the cumulative effects on the environment as a result of the proposed development and other development within the area.

In addition to those developments already included within the Scoping Request, reference should also be made to the Strategic Rail Freight Interchange proposed between Ardley and Upper Heyford.

### **Other Matters (to be scoped out)**

With respect to other matters, the LPA agree that development impacts are likely to be less than significant, so could be appropriately scoped out or addressed through the submission of separate reports of reduced scope.

It is agreed that Human Health, Accidents and Disasters, Waste, Agriculture and Soils, Lighting can be scoped out of the Environmental Statement. Where necessary, assessments covering these topics should be submitted with the application.

Full details of all comments received in respect of the submitted Scoping Request can be found in full on the Council's website: <https://planningregister.cherwell.gov.uk/Planning/Display/21/02861/SCOP>

If you have any questions or queries regarding the above, please contact the Case Officer using the details provided above.

Yours faithfully

Bernadette Owens  
**Principal Planning Officer**

**Agreed By: Andy Bateson, Team Leader – Major Development**

The Lodge  
1 Armstrong Road  
Littlemore  
Oxford OX4 4XT

Cherwell District Council  
FAO: Bernadette Owens  
**By email only**

09/09/21

Dear Bernadette

**Application No: 21/02861/SCOP**

**Proposal: Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton**

In relation to the above scoping opinion request we have the following comments on behalf of the Berks, Bucks and Oxon Wildlife Trust. As a wildlife conservation focused organisation, our comments refer specifically to impacts on species and their habitats which may occur as a result of the proposed development. We have the following comments with regard to the scoping of the proposed contents:

**Impacts of proposed development on designated sites of importance for wildlife**

**NPPF paragraph 180 states:**

“When determining planning applications, local planning authorities should apply the following principles:

.....

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”

The proposed development includes a parcel of ancient woodland. Appropriate measures to avoid, mitigate or compensate for negative impacts on the ancient woodland should be specified within the EIA.

We would suggest that at a minimum any proposals should include a 50m buffer between any development and the ancient woodland.

**Cumulative Impacts**

**The EIA should evaluate potential negative impacts on features of nature conservation importance that may arise as a result of other plans and projects either existing, in development or proposed. Appropriate measures to avoid, mitigation or compensate for these negative impacts should be specified within the EIA.**

## **Avoidance of impact on priority habitat and protected and priority species**

NPPF paragraph 179 states:

*“To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

**Any application must include appropriate surveys, an assessment of impact, and details of mitigation, compensation and enhancement measures. These must deal with impacts on habitats (including hedgerows) and on species.**

**Hedgerows should be retained and enhanced.** In exceptional circumstances if proposals involve removal of small sections of hedgerow for access purposes then a substantially longer section of hedgerow should be planted elsewhere on site to provide compensation. A management regime should be put in place for hedgerows across the site including a three-year rotation for trimming and allowing some stretches of hedgerow to remain untrimmed for longer.

There should also be at least a 15m buffer between any development and the hedgerows. These buffers should be maintained as dark corridors and should be of appropriate semi-natural priority habitat such as a mosaic of scrub and species-rich grassland.

**It will be up to the developer to determine appropriate species surveys, assessments and mitigation however we would point out the following with respect to some species groups that are particularly likely to be impacted.**

Paragraph 11.10 of the EIA scoping opinion states...

*“Breeding Bird surveys found the EIA Study Area to support low numbers of Red and Amber List species, although species recorded were typical of a farmland assemblage in Oxfordshire”*

Defra has provided guidance to competent authorities (including local authorities) on how to comply with the legal requirements of the [Conservation of Habitats and Species Regulations 2010](#) as amended in paragraph 9a of the [Conservation of Habitats and Species \(Amendment\) 2012 Regulations](#)). The guidance is available at: <https://www.gov.uk/guidance/providing-and-protecting-habitat-for-wild-birds>.

The guidance for this legislation (<https://www.gov.uk/guidance/providing-and-protecting-habitat-for-wild-birds>) states that:

- “You must, as part of your existing duties as a competent authority, take the steps you consider appropriate to preserve, maintain and re-establish habitat that is large and varied enough for wild birds to support their population in the long term....
- You must use your powers so that any pollution or deterioration of wild bird habitat is avoided as far as possible.....
- There are no national population targets for wild birds. However, you must aim to provide habitat that allows bird populations to maintain their numbers in the areas where they naturally live. ....
- You should focus on habitats for wild birds in decline but also maintain habitats supporting wild birds with healthier populations.” .....
- You must...consider bird populations when consulting on or granting consents, such as planning permissions, environmental permits, development or environmental consents, and other consents”

In terms of the legal requirements of paragraph 9A of the Conservation of Habitats and Species Regulations 2010 as amended in the Conservation of Habitats and Species (Amendment) 2012 Regulations), **any application will need to demonstrate it will take sufficient steps “to preserve, maintain and re-establish habitat that is large and varied enough for wild birds to support their population in the long term.....and demonstrate it will “provide habitat that allows bird populations to maintain their numbers in the areas where they naturally live”**

**The EIA or ecological report should include comprehensive protected species surveys for all protected species identified, undertaken by appropriately qualified consultants in line with best practice guidance. Impacts on species identified as priority species under the NERC Act 2006 should also be evaluated. Appropriate measures to avoid, mitigate or compensate for these negative impacts should be specified within the EIA.**

**Depending on the outcome of breeding and wintering bird surveys, then with respect to any priority species impacted, off-site compensation will be needed** unless the developer can prove that the habitats provided on site will be sufficient to maintain or enhance the same populations of these species. On-site provision would be difficult or impossible for birds such as lapwing, golden plover, skylark and some other priority species unless large areas of the site were set aside as undisturbed habitat. It would not be acceptable to suggest that there is suitable habitat elsewhere for priority farmland species since the territories in these areas would already be occupied, and this would be contrary to ecological theory of carrying capacity. Several nearby large developments in the Bicester area and surrounding Aylesbury in Buckinghamshire have all set clear precedents for the provision of compensatory habitat for species such as skylark, linnet, yellowhammer, golden plover and lapwing.

The introduction of lighting into this rural-edge area could potentially impact upon a wide range of species, in particular on bats and birds. There are likely to be bat populations using the adjacent ancient woodlands and the proposed development area may be an important commuting and foraging area. Proposals must include a lighting management plan to demonstrate how lighting will be avoided or otherwise minimised. It should cover at least the following points:

**Most importantly the need for lighting should be assessed, with a presumption against wherever possible. If lighting of walkways is needed for winter then low height and light level bollard lighting would be preferable. Bright security style type lighting would be of very serious concern in terms of impact on wildlife, particularly bats.**

Lighting must be directed away from the hedgerows and woodlands, and light spill into these areas should be avoided through use of cowls or equivalent. In addition, the choice of lighting type is critically important, as there are wide variations in wildlife impact depending on the spectra of lighting. The choice of lighting type will impact on whether invertebrates are attracted to lights, with negative impacts on them, and also on the impact upon bats, birds and other wildlife. Conditions/covenants that control the type/power/direction of security/outside lighting that can be installed on houses are also suggested.

For more details on this, see the recommendations of:

“A Review of the Impact of Artificial Lighting on Invertebrates, Charlotte Bruce-White and Matt Shardlow (2011)” [https://cdn.buglife.org.uk/2019/08/A-Review-of-the-Impact-of-Artificial-Light-on-Invertebrates-docx\\_0.pdf](https://cdn.buglife.org.uk/2019/08/A-Review-of-the-Impact-of-Artificial-Light-on-Invertebrates-docx_0.pdf) and

“Artificial Light in the Environment - Royal Commission on Environmental Pollution (2009)” [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228832/9780108508547.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228832/9780108508547.pdf)

and

Artificial Lighting and Wildlife, Bat Conservation Trust (2014) – downloadable from: [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html)

**The impact of lighting, and measures to minimise this impact, must be included in the EIA.**

#### **Achieving a net gain in biodiversity**

NPPF paragraph 8 states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

.....

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon

NPPF paragraph 174 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by

.....

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

NPPF paragraph 180 states:

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;  
.....
- d) .....opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

In addition, the NPPF planning guidance

(<http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/>) clearly indicates that the NERC Act 2006 also provides a statutory basis for planning to seek to minimise impacts on biodiversity and provide net gains in biodiversity where possible. e.g.

*“Is there a statutory basis for planning to seek to minimise impacts on biodiversity and provide net gains in biodiversity where possible?”*

*Yes. Section 40 of the Natural Environment and Rural Communities Act 2006, which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy.....*

*The National Planning Policy Framework is clear that pursuing sustainable development achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.”*

**Any application will need to demonstrate that a net gain in biodiversity is to be achieved. This will require both actions that will serve to mitigate any impacts on habitats and species, and enhancements.**

**We would emphasise that achieving a net gain will require compensation for all habitat loss, including arable and improved/semi-improved grassland. The principle for this has been established through the metric for biodiversity offsetting created by DEFRA. This clearly indicated (through the attribution of a distinctiveness score of 2 for arable and improved grassland, and 4 for semi-improved grassland and scrub), that all habitats (and therefore including those judged in an EIA of site value only) have ecological value. A net gain can only be achieved if the losses to all habitats are compensated for. This can only be realistically achieved on this site either by on-site creation of semi-natural habitat over a significant area of the site or by off-site compensation.**

**So, a net gain on this site as required by planning policy will only be possible by creation of significant amounts of species-rich wildlife habitat to compensate for impacts. We would expect the ecological report**



**to detail significant habitat creation in order to compensate for the impact of the development on habitats and in order to achieve a net gain.**

**The most objective way of assessing if a net gain in biodiversity is achieved in a habitat context is the application of the habitat impact assessment metric created as part of the DEFRA Biodiversity Offsetting pilots (and already referred to above).** Such metrics are used by many developers and their use has been upheld by the planning inspectorate as an appropriate mechanism for achieving the ecological aims of NPPF and is advocated in <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/> .

**We would strongly recommend that Cherwell District Council request that this metric be used for this application.**

**If the metric is not used the developer must nevertheless clearly demonstrate that there is sufficient area of species-rich wildlife habitat creation to compensate for the loss of all existing habitat, including arable and improved grassland, in order to demonstrate a net gain in biodiversity.**

There is also clear support in the NPPF for habitat creation to support the provision of ecological networks. The NPPF states in paragraph 179:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

**We outline below habitat creation which, if implemented, could contribute towards:**

- a) allowing a net gain in biodiversity to be achieved with respect to habitats, as required by the NPPF
  - b) the creation of ecological networks as required by paragraph 179 of the NPPF;
  - c) greatly enhancing the development as a place to work, through provision of biodiversity rich green space which will:
    - allow for enjoyment of wildlife, for relaxation, and for exercise;
    - help to reduce the urban heat island effect and help with climate change adaptation;
    - help to reduce the severity of air pollution from vehicles.
- 1. Significant provision of a biodiversity focussed area/nature reserve within the site with a variety of habitats such as species-rich grassland, orchard, wetland (including but not solely through ensuring that SUDS schemes are designed to achieve significant biodiversity benefits), woodland.**
  - 2. Planting of species-rich grassland on grassed areas within the built development, and in roadside swales. This would also support the aspirations of DEFRA’s National Pollinator Strategy and supporting document**  
**[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/370199/pb14\\_221-national-pollinator-strategy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/370199/pb14_221-national-pollinator-strategy.pdf) and**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/370121/pb-14222-pollinator-strategy-supporting-doc.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/370121/pb-14222-pollinator-strategy-supporting-doc.pdf) ). This Strategy and supporting document make numerous references to how the planning process can support the provision of wildflowers to support pollinators.

3. Implementing a management plan to ensure the long-term conservation and enhancement for biodiversity of existing and created habitats.
4. Ensuring that the value of hedgerows for biodiversity is maximised by:
  - a) managing on a three-year rotation so that only one third of the hedgerow is cut every winter, preferably in January – February so as to maximise the availability of berries for wintering thrushes. Three-year rotational trimming is best done with a circular saw attachment for reshaping the hedge rather than with a flail. Some areas of hedgerow should also be allowed to develop into old growth hedgerow for longer periods and when cut back this should again be with a circular saw attachment.
  - b) gapping up as appropriate with an appropriate native species mix with high blackthorn and hawthorn content and a variety of additional species.

Proposals that include significant habitat creation and restoration, with long-term management, to ensure a net gain in biodiversity is achieved must be included as part of the ecological report.

#### **Biodiversity in built development**

Biodiversity enhancements within built development such as green or brown roofs (for example on garages/public buildings), creation of habitat for bats in buildings, bird boxes built into buildings, creation of hibernacula for reptiles and amphibians and habitats for invertebrates should be included in the development design in line with planning policy (NPPF) and the NERC Act, which places a duty on local authorities to enhance biodiversity.

Further details on some of the above are contained in:

Pages 28-29 of Biodiversity and Planning in Oxfordshire (<https://www.wildoxfordshire.org.uk/wp-content/uploads/2018/01/Biodiversityandplanning.pdf>) )

Their provision is supported by policy as follows:

NPPF: “180. When determining planning applications, local planning authorities should apply the following principles....

d).... opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity

*should be encouraged;”*

**Suggested content for Biodiversity in Built Development** - all the below offer benefits for:

1. Wildlife
2. People through enjoyment of wildlife and open space, and consequent physical and mental health benefits and in many other ways.
3. Other benefits to people are defined by codes as follows: H = reduces urban heat island effect; AP = reduces air pollution; W = reduces water run-off

We would in particular note that commercial buildings are well placed to make extensive provision of green and brown rooves and this development should make extensive provision of these in order to achieve an on-site net gain in biodiversity. Numerous other developments are providing these routinely now and we would point to the Pinewood Film Studios expansion in South Bucks as a particular example with almost all the new buildings having green roof provision.

#### **Buildings and workplace gardens:**

**Green rooves and brown rooves – H, AP, W.**

**Green walls – H, AP, W**

**Workplace gardens: Fruit trees; Wildflower meadows; Log piles; hedgerows making up at least one boundary; garden walls with overwintering shelter for insects – H, AP, W**

**Built in bird boxes including swift bricks, swallow and house martin and garden birds.**

**Built in bat boxes, bricks and lofts – suitable for crevice dwellers and roof void dwellers.**

#### **Road network and small green spaces:**

**Street trees – tree lined streets; woodland copses. H, AP, W**

**Wildflower rich road verges and green corners etc. with loggeries, hibernacula, bug hotels H, W**

**Climbing plants on fences and walls H, AP, W**

**Any shrubs chosen to maximise: berries for winter bird food; flowers for pollen and nectar.**

**SUDS schemes including biodiversity H, AP, W**

#### **Green Spaces:**

**In addition to large scale habitat creation and management, as described above:**

**Wildflower edging / shrubs around sports pitches, play equipment, kick-about areas. H, W**

**Hedgerows and buffers: management for wildlife H, AP, W**

**Long grass / bare ground / rockeries / hibernacula for reptiles H, W**

**Clean-water wetlands / ponds / ditches with surrounding wildlife grass habitat for amphibians – can be part of SUDS and independent of SUDS. H, W**

**Woodland H, AP, W**

**Network of green and blue corridors without lighting H, AP, W**

#### **Scope of Surveys**

**The selection of appropriate surveys should be informed by a desk-top survey, including a request for existing records from the Thames Valley Environmental Centre (TVERC), and other local groups who may hold existing information (BBOWT submits all its records to TVERC). The phase 1 habitat survey should also inform the need for further survey work.**

**However, the scope of surveys should not only include features receiving statutory protection, but should also pick up on species and habitats listed by the Secretary of State as being of principal importance under section 41 of the NERC Act 2006.**

**Species surveys should be designed to identify priority species (or species of principal importance) using the site, in addition to protected species.** The need to conserve species and habitats of principal importance is stated in paragraph 117 of the NPPF as follows:

*“promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets”*

**A full suite of surveys as appropriate should be carried out depending on the results from Phase 1 surveys. The area may carry a range of typical farmland bird species, many of which are Amber or Red listed Birds of Conservation Concern, and/or Species of Principal Importance. Breeding bird surveys should be carried out across the entire site.**

**Timing of surveys:** it is important that all potential biodiversity impacts and enhancement opportunities are informed by full survey information. Surveys should be undertaken at the optimal time of year for each species using the best practice methodology. It would be particularly useful for surveys to identify any existing wildlife corridors connecting to features within the wider countryside, for example watercourses, ditches, hedgerows and railway embankments so that these can be considered in the design of the restoration and aftercare schemes.

**The outcomes of the ecological surveys should then be used to inform and develop appropriate mitigation and enhancements (see above). Any application should be accompanied by a Mitigation and Enhancement Plan, and a long-term Biodiversity Management Plan.**

**We request that the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) be consulted on subsequent applications on the site further to this Scoping Opinion request.**

Please contact us if you have any queries on this response.

Yours sincerely,

Nicky Warden

Public Affairs and Planning Officer

## Bernadette Owens

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**From:** Emma Harrison  
**Sent:** 20 October 2021 16:57  
**To:** Bernadette Owens  
**Subject:** Conservation consultation response 21/02861/SCOP

Dear Bernadette

Thank you for consulting the conservation team on the Request for an Environmental Impact Assessment (EIA) Scoping Opinion for the development proposals at OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton.

It is agreed that the designated heritage assets identified should be scoped into the Environmental Statement. It is also agreed that these assets lie within the wider area surrounding the site and there are no Heritage Assets within the site itself.

With regard to non-designated heritage assets the scoping report states that the online Historic Environment Record (HER) was consulted and no non-designated Heritage assets are identified within the site. This is agreed however it is suggested that non-designated Heritage Assets identified within the Conservation Area Appraisals for Chesterton and Weston on the Green should also be considered.

The methodology and approach to assessment is broadly agreed with, however it is important that the impact to Heritage Assets through development within their wider setting is considered. This should include views into and out of conservation areas plus views from public footpaths and across the wider landscape. Notably but not exclusively St Giles Church, Wendlebury sits close to the application site and the impact to the significance of this asset through development within its setting should be assessed.

I hope this is of assistance to you

Kind Regards  
Emma Harrison  
Conservation Officer  
Planning Policy, Conservation and Design  
Environment and Place  
Cherwell District Council  
Direct Dial: 01295 221846  
[emma.harrison@cherwell-DC.gov.uk](mailto:emma.harrison@cherwell-DC.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)  
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**Coronavirus (COVID-19):** In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone the Planning Policy, Conservation and Design Team on 01295 227985 or email [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk). For the latest information about how the Planning Service is impacted by COVID-19, please check the website: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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## Bernadette Owens

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**From:** Charlotte Watkins  
**Sent:** 20 September 2021 16:04  
**To:** Bernadette Owens  
**Subject:** RE: 21/02861/SCOP

Bernadette

Natural England and The Wildlife Trust have, I think covered most of the relevant points to be included within the ES all of which I agree with.

There is an area of Ancient woodland on site which is not mentioned within the scoping request but will need to be carefully accommodated and plans should aim to provide some connectivity on site as part of any green infrastructure. Surveys on site have been outlined. Surveys not carried out will need to be justified (e.g. dormouse).

As well as mitigation for loss/disturbance to habitats and species on site it will need to be demonstrated that a biodiversity net gain is achievable on site or failing that clearly outline how and where it would be accommodated off site. If it is proposed for anything to be off site this additional land should be included in the ES. Currently CDC seeks an overall net gain of at least 10% in addition to enhancements on site such as bat and bird nesting provisions. I am happy to input further if helpful

Kind regards  
Charlotte

**Dr Charlotte Watkins**  
**Ecology Officer**

Tel: 01295 227912

Email: [Charlotte.Watkins@Cherwell-DC.gov.uk](mailto:Charlotte.Watkins@Cherwell-DC.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

My usual working hours are: Monday and Wednesday mornings.

**Coronavirus (COVID-19):** In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk). For the latest information about how the Planning Service is impacted by COVID-19, please check the website: [www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk)

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Bernadette Owens, Senior Planning Officer  
Cherwell District Council  
Bodicote House, Bodicote  
Banbury  
Oxon  
OX15 4AA

13 September 2021

Dear Ms Owens

**Ref : 21/02861/SCOP Environmental Impact Assessment Scoping Appraisal  
Development of Employment Use South West of Grange Farm Little Chesterton**

Outlined below are CPRE Oxfordshire's comments in response to Planning Reference 21/02861/SCOP Environmental Impact Assessment (EIA) Scoping Appraisal.

CPRE are deeply concerned regarding several aspects of this scoping appraisal. The land is not allocated for industrial development in the Cherwell Local Plan. The proposal is for a major industrial development in open countryside which is largely undeveloped apart from a small development of industrial units already located within the proposed development site. The Environmental Statement (ES) should therefore give a detailed justification for the development of such a large employment site far removed from the towns of Bicester and Banbury where development is focussed as a major policy of the Local Plan (LP). The ES should give a robust justification for this major change to Cherwell District LP. The ES should also answer how these proposals fit in with the emerging Oxfordshire 2050 plan.

Regarding the cumulative effects assessment, the entire context of wider planning developments and proposals in the area should be taken into account. The developer's scoping report omits the proposed expansion of Chesterton sports facilities on Akeman Street which is very close to the proposed development. CPRE are concerned as to the potential cumulative impacts of lighting associated with the proposed development taken together with the increased risk of light pollution emanating from the expanded sports facility. CPRE believes that this lighting should be scoped into the ES.

The ES will need to show how the proposed development would not harm the character and appearance of the area and, in this respect, not conflict with Policies ESD13 and ESD15 of the Cherwell Local Plan (CLP). These policies, amongst other things, seek to ensure that development contributes positively to the character of the area and does not cause an undue visual intrusion into the open countryside. Mitigation for the loss of such a large area of good agricultural land should also be considered.



The Tritax Symmetry Park proposals have the potential to increase traffic movements in Little Chesterton both during the construction and operational phases. CPRE are concerned that existing narrow access roads in to Little Chesterton would not be able to cope with the potential demands arising from construction and future operational traffic movements. Therefore the ES must give a clear lead on how potential environmental impacts will be mitigated.

The development states that the proposed facility will employ up to 1300 people. It is not clear to CPRE on the number of staff parking places that will be provided. The environmental effects of numbers of cars and employees accessing the sites on local roads should be assessed as a large employment site in this location is contrary to active travel since main residential areas are a considerable distance from the proposed site.

CPRE question why the proposed standalone Socio Economic Report is not included within the ES. Although the scoping proposal states that the development will be a new research and development facility, including the production of super conducting magnets for medical devices, it is not clear whether the standalone report will provide an assessment of the availability and proximity of the types of worker that will be required and the impact of this proposal on neighbouring developments.

CPRE agree that landscape and biodiversity should be scoped into the ES. There is a lack of detail on existing habitats on site and the future plans for these. CPRE would expect to see a habitat features plan as part of the ES. The report states that the site includes ancient woodland on or adjacent to the site and eight hedgerows that are classed as important. The developer also acknowledges that the site is close to an impact risk zone identified to an adjacent site of special scientific interest. CPRE would expect the developer to consult with Natural England in this instance.

This development is likely to cover large areas of ground with large buildings, parking and cars therefore it is particularly hard to see how the 10% biodiversity net gain required by Cherwell council can be achieved. It is essential that biodiversity assessments and calculations of loss are given in full in the ES to comply with the industry-standard best practice principles for transparency and sharing of calculations as requested by the Chartered Institute of Ecology and Environmental Management (CIEEM) as well as provide suitable mitigation of losses. This should include ecological enhancements particularly where these are required to achieve the necessary gain in biodiversity. The cumulative impact assessment should include consideration of how the green infrastructure will complement those of nearby developments.

Climate Change is scoped into the developer's ES but it is not clear what target the developer is working to in terms of reducing of greenhouse gas (GHG) emissions and by when. This is particularly important given Cherwell District Council's aim of Cherwell being net zero carbon by 2030. CPRE would expect to see in the ES a commitment to compute emissions from transport of construction materials and embedded in materials during the construction phase. CPRE would expect a calculation of expected GHG emissions over its lifetime to include energy and vehicle movements related to the development.

The ES should explain how Cherwell's ESD policies will be adhered to especially with regards to renewable energy generation and sustainable building methods. Given the intensification of climate change, developments such as this one which will have such a huge impact on the environment should demonstrate BREAAAM 'Excellent' rather than 'Very Good '. The ES should show how the development will contribute to the national requirement for renewable electricity generation by for example installation of solar panels over more than 50% of the roof areas.

Yours sincerely,

A black rectangular box used to redact the signature of N Dolden.

N Dolden

CPRE, Cherwell District

Copies to: Sir David Gilmour, CPRE, Cherwell District

Helen Marshall, CPRE Director

Ms Bernadette Owens  
Cherwell District Council  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2021/129319/01-L01  
**Your ref:** 21/02861/SCOP  
**Date:** 17 September 2021

Dear Ms Owens

**Scoping opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works**

**OS Parcel 5700 south west of Grange Farm, Street through Little Chesterton, Chesterton**

Thank you for consulting us on the above EIA scoping opinion request, which we received on 23 August 2021.

**Environment Agency position**

We have reviewed the submitted scoping report. Having regard to the Environment Agency's remit, it does not appear that any significant environmental effects are expected which have not already been scoped in to the assessment.

**Hydrology, flood risk and drainage**

This chapter discusses the likely impact of the proposal on fluvial flood risk both during and following construction. It is stated that a standalone Flood Risk Assessment will be prepared.

We do not expect fluvial flooding to be a major constraint to development on this site and due to the small proportion of land shown to be at risk, it should be feasible to safeguard the floodplain and direct development, through the sequential approach, to areas within Flood Zone 1. This is a key requirement of Local Plan Policy ESD6.

We note that the Wendlebury Brook is proposed to be diverted and a fluvial modelling study undertaken to establish what impact this will have on the extent of flooding. The Wendlebury Brook ceases to be a designated main river to the east of the application boundary at the A41 and the relevant authorisations for diverting the Wendlebury Brook will need to be obtained from the Local Authority.

As the diversion will alter the existing floodplain, it is likely that we will need to review and agree the modelling undertaken for this aspect of the proposal. It would be advisable for the modelling to be submitted to us at an early stage prior to the planning application submission to allow time for the model to be signed off as fit for purpose for informing the Flood Risk Assessment.

We can review the model and Flood Risk Assessment as part of our planning advice service. This pre-application engagement will provide the applicant with some certainty of our position at an early stage and allow any concerns we may have with the modelling to be overcome before formal submission of the application.

As part of this chargeable service, we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. The standard terms of our charged for service are available [here](#). If you would like more information on our planning advice service, including a cost estimate, please contact me directly.

This chapter also refers to the Water Framework Directive and the current classification of waterbodies this site falls within. The Water Framework Directive establishes a legal framework for the protection and promotion of sustainable water management of surface and groundwaters. The Environment Agency's published river basin management plans are strategic plans giving an overview of catchments and waterbody's within the river basin area and identifies the current overall status classification of each waterbody.

The plan covers the whole of the river basin district and does not include detailed and specific measures for any particular location because pressures within the river basin are likely to change over time. Please refer to the catchment data explorer web application to explore and obtain detailed information about the local catchment and waterbody this development is within.

<https://environment.data.gov.uk/catchment-planning/>

A key requirement of the Directive is to ensure that there is no deterioration to the current status and the EIA should demonstrate how the development can contribute to ensuring water bodies achieve good ecological status.

### **Other environmental policy requirements**

The application should be expected to meet the requirements of Local Plan Policy ESD8 – water resources which seeks to ensure water quality is maintained and water resources are sustainable.

Policy ESD10 seeks to ensure that development delivers a net gain in biodiversity with existing features retained and new features included within the design to encourage biodiversity to enhance the value of the site and the local area.

Policy ESD17 requires development proposals to maximise and extend green infrastructure provision.

**Closing comments**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

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

Direct dial 0208 474 9253

Direct e-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

Rachel Tibbetts

---

**From:** Bernadette Owens  
**Sent:** 09 September 2021 09:33  
**To:** DC Support  
**Subject:** FW: 21/02861/SCOP OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton,

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**From:** Blake, Patrick <Patrick.Blake@highwaysengland.co.uk>  
**Sent:** 08 September 2021 17:40  
**To:** Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>  
**Cc:** Planning SE <planningse@highwaysengland.co.uk>; Ginn, Beata <Beata.Ginn@highwaysengland.co.uk>; Colclough, Joseph <Joseph.Colclough@jacobs.com>; Nock, George <George.Nock@jacobs.com>; Carr, Chris <Chris.Carr@jacobs.com>  
**Subject:** FW: 21/02861/SCOP OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton,

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**For the attention of:** Bernadette Owens, Cherwell District Council

**Reference:** 21/02861/SCOP

**Our reference:** 7032

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

**Proposal:** Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

Dear Bernadette,

Thank you for consulting Highways England regarding the Request for an Environmental Impact Assessment (EIA) Scoping Opinion for the development proposals at OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34 and M40.

We do not offer a view of the scope of EIA's as this is for the Local Planning Authority to determine. However, we look forward to working with the applicant and Oxfordshire County Council to develop the scope for any subsequent Transport assessment (TA) and we would expect the TA to assess any potential impacts (during both construction and once the site is operational) to the A34 and M40, particularly M40 Jct 9. Due to the above we would strongly

recommend early engagement with the applicant prior to the submission of any future formal application.

I hope this is helpful.

Kind Regards,

**Patrick Blake, Area 3 Spatial Planning Manager**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

**Tel:** +44 (0) 300 4701043 | **Mobile:** + 44 (0) 7825 024024

**Web:** <http://www.highways.gov.uk>

**GTN:** 0300 470 1043

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**Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**

<https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

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**Lynne Baldwin**

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**From:** Bernadette Owens  
**Sent:** 08 September 2021 13:00  
**To:** DC Support  
**Subject:** FW: 21/02861/SCOP EIA Scoping Little Chesterton  
**Attachments:** NE Response EIA Scoping Little Chesterton Sep21.pdf

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**From:** Micklem, Rebecca <Rebecca.Micklem@naturalengland.org.uk>  
**Sent:** 08 September 2021 12:58  
**To:** Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>  
**Subject:** 21/02861/SCOP EIA Scoping Little Chesterton

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Dear Bernadette,

Thank you for consulting Natural England on the above application; please find our response attached.

Kind regards,

Rebecca Micklem

Lead Adviser

Sustainable Development  
Thames Solent Team

Tel: 020822 57686  
Mob: 07795257101

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Date: 08 September 2021  
Our ref: 365498  
Your ref: 21/02861/SCOP



bernadette.owens@cherwell-dc.gov.uk

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Bernadette,

**Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the EIA Regulations 2017):** the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

**Location:** OS Parcel 5700 South West Of Grange Farm Street Through Little Chesterton Chesterton

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in your consultation dated 23 August 2021 which we received on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Case law<sup>1</sup> and guidance<sup>2</sup> has stressed the need for a full set of environmental information to be available for consideration prior to a decision being taken on whether or not to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for this development.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact Rebecca Micklem on 020822 57686. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely,

Rebecca Micklem  
Lead Adviser Sustainable Development  
Thames Solent Team

---

<sup>1</sup> Harrison, J in *R. v. Cornwall County Council ex parte Hardy* (2001)

<sup>2</sup> *Note on Environmental Impact Assessment Directive for Local Planning Authorities* Office of the Deputy Prime Minister (April 2004) available from <http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/planningandbuilding/planning/sustainability/environmental/environmentalimpactassessment/noteenvironmental/>

## **Annex A – Advice related to EIA Scoping Requirements**

### **1. General Principles**

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases.
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the proposed development.
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen.
- A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects. Effects should relate to the existence of the development, the use of natural resources and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment.
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.
- A non-technical summary of the information.
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.

It will be important for any assessment to consider the potential cumulative effects of this proposal, including all supporting infrastructure, with other similar proposals and a thorough assessment of the 'in combination' effects of the proposed development with any existing developments and current applications. A full consideration of the implications of the whole scheme should be included in the ES. All supporting infrastructure should be included within the assessment.

### **2. Biodiversity and Geology**

#### **2.1 Ecological Aspects of an Environmental Statement**

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. Guidelines for Ecological Impact Assessment (EclA) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EclA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework sets out guidance in S.179-182 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

#### **2.2 Internationally and Nationally Designated Sites**

The ES should thoroughly assess the potential for the proposal to affect designated sites. European sites (e.g. designated Special Areas of Conservation and Special Protection Areas) fall within the scope of the Conservation of Habitats and Species Regulations 2017 (as amended). In

addition paragraph 181 of the National Planning Policy Framework requires that potential Special Protection Areas, possible Special Areas of Conservation, listed or proposed Ramsar sites, and any site identified as being necessary to compensate for adverse impacts on classified, potential or possible SPAs, SACs and Ramsar sites be treated in the same way as classified sites.

Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) an appropriate assessment needs to be undertaken in respect of any plan or project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and (b) not directly connected with or necessary to the management of the site.

Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

### **Sites of Special Scientific Interest (SSSIs) and sites of European or international importance (Special Areas of Conservation, Special Protection Areas and Ramsar sites)**

The development site is within the Impact Risk Zone of the following designated nature conservation site:

- Wendlebury Meads and Mansmoor Closes SSSI
- Further information on the SSSI and its special interest features can be found at [www.magic.gov](http://www.magic.gov). The Environmental Statement should include a full assessment of the direct and indirect effects of the development on the features of special interest within Wendlebury Meads and Mansmoor Closes and should identify such mitigation measures as may be required in order to avoid, minimise or reduce any adverse significant effects.
- - European site conservation objectives are available on our internet site <http://publications.naturalengland.org.uk/category/6490068894089216>

### **2.3 Regionally and Locally Important Sites**

The EIA will need to consider any impacts upon local wildlife and geological sites. Local Sites are identified by the local wildlife trust, geoconservation group or a local forum established for the purposes of identifying and selecting local sites. They are of county importance for wildlife or geodiversity. The Environmental Statement should therefore include an assessment of the likely impacts on the wildlife and geodiversity interests of such sites. The assessment should include proposals for mitigation of any impacts and if appropriate, compensation measures. Contact the local wildlife trust, geoconservation group or local sites body in this area for further information.

For information on Local Wildlife Sites contact The Berks, Bucks and Oxon Wildlife Trust [www.bbwt.org.uk](http://www.bbwt.org.uk) and Thames Valley Environmental Records Centre [www.tverc.org](http://www.tverc.org)

### **2.4 Protected Species - Species protected by the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 (as amended)**

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*. The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey

results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

In order to provide this information there may be a requirement for a survey at a particular time of year. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and where necessary, licensed, consultants. Natural England has adopted [standing advice](#) for protected species which includes links to guidance on survey and mitigation.

## **2.5 Habitats and Species of Principal Importance**

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, published under the requirements of S41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available here <https://www.gov.uk/guidance/biodiversity-duty-public-authority-duty-to-have-regard-to-conserving-biodiversity>.

Government Circular 06/2005 states that Biodiversity Action Plan (BAP) species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

Natural England advises that a habitat survey (equivalent to Phase 2) is carried out on the site, in order to identify any important habitats present. In addition, ornithological, botanical and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present. The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys);
- Additional surveys carried out as part of this proposal;
- The habitats and species present;
- The status of these habitats and species (e.g. whether priority species or habitat);
- The direct and indirect effects of the development upon those habitats and species;
- Full details of any mitigation or compensation that might be required.

The development should seek if possible to avoid adverse impact on sensitive areas for wildlife within the site, and if possible provide opportunities for overall wildlife gain.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of priority habitat for the area under consideration.

### **Ancient Woodland**

The S41 list includes six priority woodland habitats, which will often be ancient woodland, with all ancient semi-natural woodland in the South East falling into one or more of the six types.

Information about ancient woodland can be found in Natural England's standing advice [http://www.naturalengland.org.uk/Images/standing-advice-ancient-woodland\\_tcm6-32633.pdf](http://www.naturalengland.org.uk/Images/standing-advice-ancient-woodland_tcm6-32633.pdf).

Ancient woodland is an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to our diverse landscapes. Local authorities have a vital role in ensuring its conservation, in particular through the planning system. The ES should have regard to the requirements under the NPPF (Para. 180)<sup>2</sup> which states:

When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons <sup>63</sup> and a suitable compensation strategy exists;

## **2.6 Contacts for Local Records**

Natural England does not hold local information on local sites, local landscape character and local or national biodiversity priority habitats and species. We recommend that you seek further information from the appropriate bodies (which may include the local records centre, the local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document).

Local Record Centre (LRC) in Oxfordshire please contact: [www.tverc.org](http://www.tverc.org)

Geological sites in Oxfordshire please contact: [www.oxfordshiregeologytrust.org.uk](http://www.oxfordshiregeologytrust.org.uk)

## **3. Designated Landscapes and Landscape Character**

### **Landscape and visual impacts**

Natural England would wish to see details of local landscape character areas mapped at a scale appropriate to the development site as well as any relevant management plans or strategies pertaining to the area. The EIA should include assessments of visual effects on the surrounding area and landscape together with any physical effects of the development, such as changes in topography.

The EIA should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character, as detailed proposals are developed.

Natural England supports the publication *Guidelines for Landscape and Visual Impact Assessment*, produced by the Landscape Institute and the Institute of Environmental Assessment and Management in 2013 (3rd edition). The methodology set out is almost universally used for landscape and visual impact assessment.

In order to foster high quality development that respects, maintains, or enhances, local landscape character and distinctiveness, Natural England encourages all new development to consider the character and distinctiveness of the area, with the siting and design of the proposed development reflecting local design characteristics and, wherever possible, using local materials. The Environmental Impact Assessment process should detail the measures to be taken to ensure the building design will be of a high standard, as well as detail of layout alternatives together with justification of the selected option in terms of landscape impact and benefit.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. In this context Natural England advises that the cumulative impact assessment should include other proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant [National Character Areas](#) which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

### **Heritage Landscapes**

You should consider whether there is land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest. An up-to-date list may be obtained at [www.hmrc.gov.uk/heritage/lbsearch.htm](http://www.hmrc.gov.uk/heritage/lbsearch.htm).

### **4. Access and Recreation**

Natural England encourages any proposal to incorporate measures to help encourage people to access the countryside for quiet enjoyment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways are to be encouraged. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

### **Rights of Way, Access land, Coastal access and National Trails**

The EIA should consider potential impacts on access land, public open land, rights of way and coastal access routes in the vicinity of the development. Appropriate mitigation measures should be incorporated for any adverse impacts. We also recommend reference to the relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

### **5. Soil and Agricultural Land Quality**

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 174 of the NPPF. We also recommend that soils should be considered in the context of the sustainable use of land and the ecosystem services they provide as a natural resource, as also highlighted in paragraph 174 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably.

The applicant should consider the following issues as part of the Environmental Statement:

1. The degree to which soils are going to be disturbed/harmed as part of this development and whether 'best and most versatile' agricultural land is involved.

This may require a detailed survey if one is not already available. For further information on the availability of existing agricultural land classification (ALC) information see [www.magic.gov.uk](http://www.magic.gov.uk). Natural England Technical Information Note 049 - *Agricultural Land Classification: protecting the best and most versatile agricultural land* also contains useful background information.

2. If required, an agricultural land classification and soil survey of the land should be undertaken. This should normally be at a detailed level, eg one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, ie 1.2 metres.

3. The Environmental Statement should provide details of how any adverse impacts on soils can be minimised. Further guidance is contained in the *Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites*.

As identified in the NPPF new sites or extensions to new sites for peat extraction should not be granted permission by Local Planning Authorities or proposed in development.



## **6. Air Quality**

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition ([England Biodiversity Strategy](#), Defra 2011). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk)). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

## **7. Climate Change Adaptation**

The [England Biodiversity Strategy](#) published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment 'by establishing coherent ecological networks that are more resilient to current and future pressures' ([NPPF](#) Para 174), which should be demonstrated through the ES.

## **8. Contribution to local environmental initiatives and priorities**

We advise that reference is made to the [Cherwell Community Nature Plan 2020-2022](#) and [Oxfordshire Conservation Target Areas](#) to identify how the development can contribute to local environmental initiatives.

## **9. Cumulative and in-combination effects**

A full consideration of the implications of the whole scheme should be included in the ES. All supporting infrastructure should be included within the assessment.

The ES should include an impact assessment to identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment, (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.



# SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

*This form identifies the information required by Oxfordshire County Council LLFA to enable technical assessment of flows and volumes determined as part of drainage / SuDS calculations.*

*Note : \* means delete as appropriate; Numbers in brackets refer to accompanying notes.*

## SITE DETAILS

- 1.1 Planning application reference
- 1.2 Site name
- 1.3 Total application site area (1) .....m<sup>2</sup> .....ha
- 1.4 Is the site located in a CDA or LFRZ Y/N
- 1.5 Is the site located in a SPZ Y/N

## VOLUME AND FLOW DESIGN INPUTS

- 2.1 Site area which is positively drained by SuDS (2) .....m<sup>2</sup>
- 2.2 Impermeable area drained pre development (3) .....m<sup>2</sup>
- 2.3 Impermeable area drained post development (3) .....m<sup>2</sup>
- 2.4 Additional impermeable area (2.3 minus 2.2) .....m<sup>2</sup>
- 2.5 Predevelopment use (4) Greenfield / Brownfield / Mixed\*
- 2.6 Method of discharge (5) Infiltration / waterbody / storm sewer/ combined sewer\*
- 2.7 Infiltration rate (where applicable) .....m/hr
- 2.8 Influencing factors on infiltration
- 2.9 Depth to highest known ground water table.....mAOD
- 2.10 Coefficient of runoff (Cv) (6)
- 2.11 Justification for Cv used
- 2.12 FEH rainfall data used (Note that FSR is no longer the preferred rainfall calculation method) Y/N
- 2.13 Will storage be subject to surcharge by elevated water levels in watercourse/ sewer Y/N
- 2.14 Invert level at outlet (invert level of final flow control) .....mAOD
- 2.15 Design level used for surcharge water level at point of discharge (14).....mAOD

# SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

## CALCULATION OUTPUTS

*Sections 3 and 4 refer to site where storage is provided by attenuation and/or partial infiltration. Where all flows are infiltrated to ground omit Sections 3-5 and complete Section 6.*

### 3.0 Defining rate of runoff from the site

- 3.2 Max. discharge for 1 in 1 year rainfall .....l/s/ha, .....l/s for the site
- 3.2 Max. discharge for  $Q_{med}$  rainfall .....l/s/ha, .....l/s for the site
- 3.3 Max. discharge for 1 in 30 year rainfall .....l/s/ha, .....l/s for the site
- 3.4 Max. discharge for 1 in 100 year rainfall .....l/s/ha, .....l/s for the site
- 3.5 Max. discharge for 1 in 100 year plus 40%CC .....l/s/ha, .....l/s for the site

### 4.0 Attenuation storage to manage peak runoff rates from the site

- 4.1 Storage - 1 in 1 year .....m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup> (of developed impermeable area)
- 4.2 Storage - 1 in 30 year <sup>(7)</sup> ..... m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup>
- 4.3 Storage - 1 in 100 year <sup>(8)</sup> .....m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup>
- 4.4 Storage - 1 in 100 year plus 40%CC <sup>(9)</sup> ..... m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup>

### 5.0 Controlling volume of runoff from the site

- 5.1 Pre development runoff volume <sup>(1)</sup> ..... m<sup>3</sup> for the site
- 5.2 Post development runoff volume (unmitigated) <sup>(1)</sup> ..... m<sup>3</sup> for the site
- 5.3 Volume to be controlled/does not leave site (5.2-5.1)..... m<sup>3</sup> for the site
- 5.4 Volume control provided by
- |   |                     |
|---|---------------------|
| Interception losses <sup>(11)</sup>                           | .....m <sup>3</sup> |
| Rain harvesting <sup>(12)</sup>                               | .....m <sup>3</sup> |
| Infiltration (even at very low rates)                         | .....m <sup>3</sup> |
| Separate area designated as long term storage <sup>(13)</sup> | .....m <sup>3</sup> |
- 5.5 Total volume control (sum of inputs for 5.4) .....m<sup>3</sup> (15)

### 6.0 Site storage volumes (full infiltration only)

- 6.1 Storage - 1 in 30 year <sup>(7)</sup> .....m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup> (of developed impermeable area)
- 6.2 Storage - 1 in 100 year plus CC <sup>(9)</sup> .....m<sup>3</sup> .....m<sup>3</sup>/m<sup>2</sup>

# SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

## Notes

1. All area with the proposed application site boundary to be included.
2. The site area which is positively drained includes all green areas which drain to the SuDS system and area of surface SuDS features. It excludes large open green spaces which do not drain to the SuDS system.
3. Impermeable area should be measured pre and post development. Impermeable surfaces includes, roofs, pavements, driveways and paths where runoff is conveyed to the drainage system.
4. Predevelopment use may impact on the allowable discharge rate. The LLFA will seek for reduction in flow rates to GF status in all instances. The design statement and drawings explain/ demonstrate how flows will be managed from the site.
5. Runoff may be discharge via one or a number of means.
6. Sewers for Adoption 6<sup>th</sup> Edition recommends a Cv of 100% when designing drainage for impermeable area (assumes no loss of runoff from impermeable surfaces) and 0% for permeable areas. Where lower Cv's are used the application should justify the selection of Cv.
7. Storage for the 1 in 30 year must be fully contained within the SuDS components. Note that standing water within SuDS components such as ponds, basins and swales is not classified as flooding. Storage should be calculated for the critical duration rainfall event.
8. Runoff generated from rainfall events up to the 1 in 100 year will not be allowed to leave the site in an uncontrolled way. Temporary flooding of specified areas to shallow depths (150-300mm) may be permitted in agreement with the LLFA.
9. Climate change is specified as 40% increase to rainfall intensity, unless otherwise agreed with the LLFA / EA.
10. To be determined using the 100 year return period 6 hour duration rainfall event.
11. Where Source Control is provided Interception losses will occur. An allowance of 5mm rainfall depth can be subtracted from the net inflow to the storage calculation where interception losses are demonstrated. The Applicant should demonstrate use of subcatchments and source control techniques.
12. Please refer to Rain harvesting BS for guidance on available storage.
13. Flow diverted to Long term storage areas should be infiltrated to the ground, or where this is not possible, discharged to the receiving water at slow flow rates (maximum 2 l/s/ha). LT storage would not be allowed to empty directly back into attenuation storage and would be expected to drain away over 5-10 days. Typically LT storage may be provided on multi-functional open space or sacrificial car parking areas.
14. Careful consideration should be used for calculations where flow control / storage is likely to be influenced by surcharged sewer or peak levels within a watercourse. Storm sewers are designed for pipe full capacity for 1 in 1 to 1 in 5 year return period. Beyond this, the pipe network will usually be in conditions of surcharge. Where information cannot be gathered from Thames Water, engineering judgement should be used to evaluate potential impact (using sensitivity analysis for example).
15. In controlling the volume of runoff the total volume from mitigation measures should be greater than or equal to the additional volume generated.

Design and Credit to: McCloy Consulting Ltd

# **OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 21/02861/SCOP

**Proposal:** Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

**Response date** 4th October 2021

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This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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**Application no: 21/02861/SCOP**

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

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### **Strategic Comments**

There are no strategic comments to make on this application.

**Officer's Name: Jacqui Cox**

**Officer's Title:** Infrastructure Locality Lead Cherwell

**Date:** 04 October 2021

**Application no: 21/02861/SCOP**

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

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## **Transport Development Control**

### **Comments:**

The EIA scoping report sets out the proposed methodology that will be used in determining the environmental impact of the proposed scheme in relation to transport, traffic and access. This should cover both the construction stage and once the development is completed and occupied.

The Environmental Statement will largely make reference to the assessments within the Transport Assessment. Additional comment should be provided on the impact upon daily traffic flows in accordance with the requirements of the EIA Regulations.

Detailed scoping for the Transport Assessment is currently being undertaken with the Highway Authority through a formal pre-app process.

**Officer's Name: Timothy Peart**

**Officer's Title:** Senior Transport Planner

**Date:** 08 September 2021

**Application no: 21/02861/SCOP**

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

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### **Local Lead Flood Authority**

#### **Recommendation:**

Comments

#### **Detailed comments:**

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there's is no mention of our local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the [Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the [“Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”](#) to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.



Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

**Officer's Name: Sujeenthan Jeevarangan**

**Officer's Title: LLFA Planning Engineer**

**Date: 9 September 2021**

**Application no: 21/02861/SCOP**

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

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## **Archaeology**

### **Recommendation:**

Comments

### **Detailed comments:**

The applicant's documentation states that a Cultural Heritage chapter will be prepared assessing the archaeological potential of the site. This chapter should be based on a desk-based assessment undertaken in line with the Chartered Institute for Archaeology standards and guidance including the submission of a written scheme of investigation to ensure that the scope of the assessment has been agreed.

If an EIA is not required, then the DBA will need to be submitted along with any planning application.

A programme of archaeological investigation will also need to be undertaken ahead of the determination of any planning application for the site. This will need to include a geophysical survey as well as a trenched evaluation. These investigations must be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for archaeological evaluation including the submission and agreement of suitable written schemes of investigation.

The scoping report however states that the online version of the Historic Environment Record (HER) was consulted for this scoping report (12.10). There is however no such online version of the HER. They may mean Heritage Gateway but this is not an online version of the HER and is not suitable for planning purposes. The information contained on Heritage Gateway is the intellectual property of OCC and should not be used for commercial purposes such as this scoping report. This is clearly set out on the Heritage Gateway site itself.

**Officer's Name: Richard Oram**

**Officer's Title:** Archaeology Lead

**Date:** 1 September 2021

**Application no: 21/02861/SCOP**

**Location:** OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

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### **Minerals & Waste**

**Recommendation:**

Comments

**Key issues:**

N/A

**Legal agreement required to secure:**

N/A

**Conditions:**

N/A

**Informatives:**

N/A

**Detailed comments:**

We have no objection. The report mentioned waste management. Please could more clarification be given on this. It is good to see that a Waste Strategy document is being provided with details of waste quantities, type etc, however where will the waste go? We would like to see a circular economy be included to state how waste would be reduced.

**Officer's Name: Anna Herriman**

**Officer's Title:** Mineral and Waste Planning Policy Officer

**Date:** 8th September 2021

Rachel Tibbetts

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**From:** BCTAdmin@thameswater.co.uk  
**Sent:** 24 August 2021 09:23  
**To:** Planning  
**Subject:** 3rd Party Planning Application - 21/02861/SCOP

Cherwell District Council  
Planning & Development Services  
Bodicote House  
Bodicote, Banbury  
Oxon  
OX15 4AA

Our DTS Ref: 70676  
Your Ref: 21/02861/SCOP

24 August 2021

Dear Sir/Madam

Re: OS PARCEL 5700 SOUTH WEST OF GRANGE FARM, STREET THROUGH LITTLE CHESTERTON, CHESTERTON, OXFORDSHIRE, OX25

Waste Comments

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Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water considers the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met. 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. The developments demand for water supply and network infrastructure both on and off site and can it be met. 4. Build jV out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 5. Any piling methodology and will it adversely affect neighbouring utility services. The developer can obtain information to support the EIA by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel: 020 3577 9998  
Email: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)

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