

Our ref – 13/UN00211

Your ref -

Date 27 June 2022

Planning Department
Cherwell District Council
Bodicote House,
Bodicote,
Banbury
OX15 4AA

By email only: planning@Cherwell-DC.gov.uk; andy.bateson@cherwell-dc.gov.uk

Dear Sirs

Reserved matters planning application Ref 22/00959/REM and the conditions set out within appeal decision notice ref APP/C3105/W/20/3255419

We are instructed by Mr Kevin Underwood, Chairman of the West Adderbury Residents Association in relation to their concerns related to failure to engage and consult upon the impacts of the development. The reserved matters planning (application Ref 22/00959/REM) ['RMA'] is pursuant to conditions set out within appeal decision APP/C3105/W/20/3255419.

Condition 19 of the planning permission provides:

19) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a construction environment management plan (CEMP). The CEMP shall include details of measures to be taken to ensure that construction works do not adversely affect residential properties on, adjacent to or surrounding the site, together with details of the consultation and communication to be carried out with local residents. The CEMP shall be carried out as approved.

The applicant says in respect of the RMA for condition 19 [RMA19], it is seeking partial approval. The CEMP crucially avoids providing any information on measures to avoid harm to residential amenity of properties surrounding the site. Meantime, works are taking place on and around the site, nothing has been done to arrest these. Approving RMA19 details partially is directly contrary to what the Inspector directed and the CEMP is inadequate.

It is unsatisfactory for the council to ignore the practical reality that the CEMP RMA19 tables, dodges the key issue for residents, and does not stymie enforcement action in the meantime. Please confirm what steps the council is going to take in addition to refusing RMA19? Your substantive reply within seven days would be appreciated.

Yours faithfully

Kingsley Smith

For and on behalf of Kingsley Smith Solicitors LLP