

# Planning and Development Services

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Please ask for **Jenny Barker**

Our ref **05/01337/OUT**

Your ref

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20 December 2005

Dear Mr Jones

## **Planning Application 05/01337/OUT Land North East of Oxford Road, West of Oxford Canal and East of Bankside Banbury**

I am writing with regard to the above application for planning permission.

Following my letter of 19 September 05 and consideration of the Further Information submitted on the 10 November 05. I am writing to request that further information is provided with regard to the following matters;

1. Construction impacts as requested in my letter of the 19 September 05 and referred to in the Further Information document at 3.1 and 5.8.
2. With regard to 6.3 of the Further Information document further details of the hedgerows is provided. However no clear justification is given for those that it is assumed will be removed and this should be provided.
3. Reference is made in the original ES submission regarding further bat survey work. My letter of the 19<sup>th</sup> September 05 requested this information. The response in the Further Information at 6.12 makes reference to the retention of habitat but does not address whether survey work has been undertaken or if it has not the reason why it has not been undertaken?
4. With regard to the potential impact of employment uses on existing residential properties addressed at 9.3 of the Further Information document, the response is general and does not take account of issues such as deliveries. The property most likely to be affected is the property to the south of the site on the Oxford Road and assessment of any effect on this property should be provided.



5. Section 10 of the further information document makes reference to sustainable construction techniques but is not specific about which measures will be incorporated on the site neither does it set a bench mark against which proposals can be judged. It should either be clear what is to be included or what standard is to be achieved.

I would be grateful if you could provide the above information at your earliest convenience.

Yours sincerely

Jenny Barker  
Planning Officer (Major Developments)