

Date: 26 March 2015
Our ref: 141852
Your ref: 14/02004/HYBRID & 14/02063/OUT



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BY EMAIL ONLY

Dear Ms. Morrissey / Ms. Tetlow

Planning consultation: OUTLINE:- Up to 1500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a football association step 5 football facility with publicly accessible ancillary facilities; public open space, associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full Planning:- development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 or the 1500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

Natural England received further information from WSP on the 12th March 2015 relating to the objection letter sent to yourselves by Natural England on the 16th February 2015.

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.

Conservation of Habitats and Species Regulations 2010 (as amended) Wildlife and Countryside Act 1981 (as amended)

Withdrawal of objection

Following receipt of the further information from the applicant Natural England is satisfied that the proposed development will not have a significant effect on nitrogen deposition or annual mean NO_x concentrations at Oxford Meadows Special Area of Conservation (SAC). The further information



provided has shown that the projected percentage of Process Contributions (PC) of the proposal for the above pollutants will be <1% for the relevant critical level and load.

Natural England is also satisfied that the proposed development will not cause significant harm to the features for which Blenheim Park Site of Special Scientific Interest (SSSI) is designated.

Natural England would recommend that a monitoring and mitigation package is conditioned to record any changes in the SSSI vegetation as a result of the increased NO_x, and to mitigate for any changes that may occur.

The withdrawal of Natural England's objection to this application does not necessarily mean that all natural environment issues have been adequately addressed, but that we are satisfied that the specific issues that we have raised in previous correspondence relating to this development has been met. Natural England, as stated in previous correspondence, is not in a position to give a view on issues such as local sites, local landscape character or the impacts of the development on species or habitats of biodiversity importance in a local context.

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 Charlotte Frizzell on 07824 597885. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Charlotte Frizzell
Lead Adviser
Thames Valley Team
Sustainable Development and Regulation