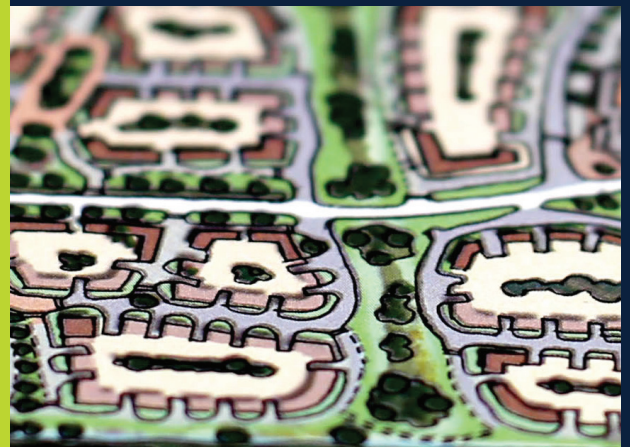


ENVIRONMENTAL STATEMENT FURTHER INFORMATION

**Appendix 1: Regulation 22
request from Cherwell District
Council – dated 09 February
2016**



From: [Matthew Parry](#)
To: [Francesca Robinson](#)
Subject: Land at Wykham Park Farm, Banbury - Ref: 14/01932/OUT
Date: 09 February 2016 16:56:03

Dear Francesca

Following on from our discussions about this application last week and the status of the Environmental Statement (ES) that accompanies it, I now write to inform you that the environmental information provided within the existing ES is not sufficiently robust to enable a proper assessment of the impact of the proposed development. As a result, under the provisions of regulation 22 of the EIA Regulations 2011 (as amended), the Council requests that further information is provided to support the ES as well as any other information required to ensure that the environmental information contained within it is up to date and relevant. This further and additional information should take the form of an addendum submission that would sit alongside and update the current ES.

Since the submission of the current ES, circumstances have changed significantly and without these circumstances being assessed and accounted for within the EIA, the conclusions regarding environmental impact cannot be considered robust. In particular, it is the following two environmental issues on which further information is necessary to reflect these changed circumstances:

Traffic and Transport Impacts

- Land to opposite side of Bloxham Road is a committed development given that outline planning permission has been granted. This is for up to 350 dwellings rather than the 150 for which it is allocated and the 400 originally proposed. The traffic modelling and assessment should reflect this change.
- The impact of development on the eastern part of Banbury 17 was not considered and assessed as part of the EIA. Not only would this increase the cumulative amount of traffic movements it would also facilitate the creation of a spine road through the site from the Bloxham Road to White Post Road. The environmental impact of this has not been assessed or considered within the ES. This will undoubtedly affect the projected traffic distribution onto surrounding roads - in some cases presumably lessening impact and in other cases causing an increase.
- The ES references an internal road layout that differs from that being proposed as part of the application and is too small to reflect that required for a spine road. This should be addressed.
- The ES assumes an existing local bus service would be diverted into the site during construction which could have implications for projected traffic generation. OCC appears to have a fundamental objection to this and given that it is a partially subsidised service they have control over some of the route/timetable. With this uncertainty there are doubts as to whether this should realistically be taken into account in robustly assessing environmental effects which should assume worst case scenario in this instance i.e. no temporary diverted bus service into the site.
- The ES should address the traffic and transport impacts leading up to the completion of the spine road through the site (i.e. all traffic to and from the site initially with ingress and egress via junction with Bloxham Road) and after completion of the spine road so that the environmental effects during construction are assessed as well as post completion of the whole development.

Agricultural and Soil Classification

- Respond to Natural England's consultation comments with respect to inconsistencies between the agricultural land classification set out in the ES when compared with the MAFF surveys. Insufficient information has been provided to support the classifications set out in the ES. The information set out in Natural England's consultation response

should therefore be provided as part of an addendum of further information to enable re-consultation with Natural England.

Given the changes to circumstances in terms of the development plan as well as the change to the nature of the proposals (now including a spine road, a specific size of primary school land, secondary school land etc) and the status of other committed projects (Gladman proposals, permission issued at Barwood site etc) , I would suggest that the ES addendum includes a general update to the description of the development and provides a context to the further information.

For clarity I should state that this formal request for further information does not preclude the Council from seeking further information if it considers it necessary in the future if it becomes apparent that the ES still does not adequately assess the potential significant environmental effects associated with the proposed development.

I trust that this email clearly sets out the information that officers consider necessary to enable proper consideration of the application but if you have any queries please let me know. I am suggesting a deadline for receipt of the requested information as 31st March 2016 unless an alternative date is agreed beforehand between the applicant and the Council.

Kind regards

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