**15/00837/OUT – Statement of EIA Considerations/Reasons**

1. Introduction

This EIA application for outline planning permission for up to 180 dwellings together with associated infrastructure was recommended by planning officers for approval to the 15th June 2017 Planning Committee. The report to Planning Committee set out the main reasons and considerations behind the recommendation including an assessment of the environmental effects together with reference to any measures to avoid, reduce, mitigation or offset adverse environmental effects.

The Environmental Statement submitted by the applicant alongside the planning application assessed the main environmental effects of the proposed development on various aspects of the environment and overall concluded that, with mitigation measures, the proposals would not give rise to significant adverse effects on the environment. Officers agreed with these conclusions and, having regard to the Development Plan and other material considerations, recommended the application for approval.

2. The Decision

The Council determined, at the 15th June 2017 Planning Committee, that the application should be refused. Members of the Planning Committee had regard to officers’ assessment of the main environmental effects together with the measures to avoid, reduce and mitigate any adverse effects. The Council concluded that the proposed development was in conflict with the Development Plan (with material considerations not indicating otherwise) such that planning permission was refused. The reason for the decision is set out in the decision notice available to view on the planning register. In reaching this decision the Council did not materially disagree with officers’ assessment of the EIA and neither did the Council conclude that the proposals would have significant adverse environmental effects for EIA purposes. The Committee Report therefore continues to provide the main basis on which the potential significant environmental effects of the proposed development were considered. Nevertheless, the Council concluded that the proposals would cause ecological harm (albeit not significant for EIA purposes) to land to the east of Langford Brook and that the piecemeal manner of the application was prejudicial to the successful delivery of development on the allocated site and therefore the wider sustainable growth strategy inherent to the Cherwell Local Plan 2011-2031 Part 1. As a result, planning permission was refused.