

Cherwell District Council
Planning & Development Services
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2015/120746/04-L01
Your ref: 15/01012/OUT
Date: 26 February 2016

Dear Mr Lewis,

[Amended Plans] Outline - development of up to 48,308SQM of employment floorspace (class B1C, B2, B8 and ancillary B1A uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping

Land North East Of Skimmingdish Lane, Launton, Oxfordshire

Further to our letter recommending conditions dated 06 January 2016, we received notification of amended plans on 05 February 2016. We are now in a position to respond.

We have no objection to the application as submitted, subject to the inclusion of conditions, detailed under the headings below, to any subsequent planning permission granted.

Without the inclusion of these conditions we consider the development to pose an unacceptable risk to the Environment

Condition 1

No development approved by this planning permission shall take place until such time as a scheme to provide level for level floodplain compensation up to and including the 1% annual probability (1 in 100) flood with an appropriate allowance for climate change has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To avoid increasing flood risk to areas downstream on the Langford Brook.

Cont/d..



Condition 2

Finished floor levels shall be set at a minimum of 71.00maOD

Reason

To ensure that future occupants of the site are kept safe and the proposed buildings are not at unacceptable flood risk.

Condition 3

No development shall take place until a scheme for the provision and management of an 20 metre wide buffer zone in those areas where the application boundary adjoins the Langford Brook shall be submitted to and agreed in writing by the local planning authority.

Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The scheme shall show the buffer zone as being free from above ground built development including lighting and formal landscaping.

The schemes shall include:

- plans showing the extent and layout of the buffer zone
- details of any proposed planting scheme (for example, native species)
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting etc.

Reason

Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Advice to applicant

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981 , prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Langford Brook, designated a 'main river'.

Yours sincerely,

Mr Jack Moeran
Planning Advisor

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Direct e-mail planning-wallingford@environment-agency.gov.uk