**From:** Oram, Richard - E&E [mailto:Richard.Oram@Oxfordshire.gov.uk]
**Sent:** 26 September 2017 12:55
**To:** Bob Neville
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Bob

I have agreed this WSI and can confirm that our first suggested condition will no longer be required.

The second condition should be amended as below.

No development shall commence on site without the appointed archaeologist being present as set out in the agreed and submitted Written Scheme of Investigation. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2012).

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

Planning Regulation

County Hall

New Road

Oxford

OX1 1ND

 Save money and paper - do you really need to print this email?

**From:** Bob Neville [mailto:Bob.Neville@cherwell-dc.gov.uk]
**Sent:** 26 September 2017 10:30
**To:** Oram, Richard - E&E
**Subject:** FW: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Morning Richard

Further to Vikki’s email below, and your previous comments made in response to the consultation on application 17/01225/F, please could you confirm that you are happy for me to recommend that the proposals are carried in out accordance with the attached WSI and that there isn’t a need for any pre-commencement conditions in relation to archaeological matters at the site.

Regards

**Bob Neville MSc**
Senior Planning Officer

Development Management

Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
Mailto:robert.neville@cherwell-dc.gov.uk

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**From:** Vikki Roe [mailto:vjroe@cala.co.uk]
**Sent:** 25 September 2017 17:11
**To:** Bob Neville
**Cc:** Alex Keen; Duncan Klitgaard
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Bob,

I hope this finds you well.

Further to my email below and regarding application ref. 17/00330/OUT, I write to confirm that Richard Oram has agreed our WSI, I attach the WSI and the correspondence from Mr Oram confirming this.

I also attach correspondence from Andrew Goddard confirming he would write to you to confirm the amended SUDS scheme is acceptable, I presume he has done so in the intervening period.

As we have now provided information to either avoid the imposition, or meet the requirements of all of the proposed conditions, I trust that this now allows for the two archaeology conditions to be amalgamated into one requiring implementation of the agreed WSI only and for the decision notice to then be issued. Re the obligation itself, archaeological investigation is expressly excluded from the definition of implementation of the development.

I have today placed the signed Deed of Variation for application ref.17/00330/OUT in the post, which should allow this application to be approved and the decision notice issued by the LPA.

I look forward to hearing from you with an update on the issue of decision notices for 17/01225/F and 17/00330/OUT, as we continue to be keen to implement the drainage scheme at the earliest possible opportunity and to deliver this much needed development.

Kind regards

**Vikki Roe**

Planning Manager

T: 01628 552300          DD: 01628 552315E: vjroe@cala.co.uk

**CALA Homes (Chiltern) Limited**

Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH

Registered in England no 09088106

Registered office: CALA House, 54 The Causeway, Staines, Surrey, TW18 3AX

Agent for CALA Management Ltd. Registered in Scotland no SC013655

Registered office: Adam House, 5 New Mid Cultins, Edinburgh, EH11 4DU, Scotland



**From:** Vikki Roe
**Sent:** 05 September 2017 16:52
**To:** 'Bob Neville'
**Cc:** Duncan Klitgaard; Stephen Megilley; Ron Paton
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Bob,

Please find attached the CEMP as promised.

Our consultant Archaeologist has sent through a proposed WSI to County Archaeologist Richard Oram for his review and approval. This proposes a watching brief for the trench dig, I understand Richard Oram is now back from leave so we will hopefully have some feedback to report shortly regarding archaeology conditions.

Regarding the closure of the footpath, my colleague Stephen Megilley has been in contact with the Rights of Way Team as required; please see the attached correspondence which confirms that no TTRO is required and we trust that a condition can therefore be avoided in this respect.

Kind regards

Vikki

**From:** Vikki Roe
**Sent:** 21 August 2017 17:06
**To:** 'Bob Neville'
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Bob,

The CEMP is in production, I have chased the ecologists again this morning. Unfortunately we are in the middle of their most active season for surveys so it appears there has been some delay. I will revert to you with the CEMP as soon as I am able.

Kind regards

Vikki

**From:** Bob Neville [mailto:Bob.Neville@cherwell-dc.gov.uk]
**Sent:** 18 August 2017 16:14
**To:** Vikki Roe
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Vikki

Has there been any progress on the CEMP?

Regards

Bob

**From:** Vikki Roe [mailto:vjroe@cala.co.uk]
**Sent:** 24 July 2017 10:36
**To:** Bob Neville
**Subject:** RE: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Thank you Bob,

I have requested the CEMP ASAP from our ecologists.

Kind regards

Vikki

**From:** Bob Neville [mailto:Bob.Neville@cherwell-dc.gov.uk]
**Sent:** 24 July 2017 10:01
**To:** Vikki Roe
**Subject:** FW: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Vikki

Please Ecologist’s comments below.

Regards

Bob

**Bob Neville MSc**
Senior Planning Officer

Development Management

Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
Mailto:robert.neville@cherwell-dc.gov.uk

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**From:** Louise Sherwell [mailto:louisesherwell@warwickshire.gov.uk]
**Sent:** 21 July 2017 14:12
**To:** Bob Neville
**Subject:** Re: 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Bob,

Thanks for sending through the additional information from CALA.  The updated ecological walkover of the site found that none of the existing trees proposed to be removed in the proposed easement area have bat roosting potential, however there were two birds' nests.  I agree with the report that no further surveys for bats are required, however the trees and shrubs in this area must either be removed outside of the bird nesting season (approx March to August), or a pre-commencement survey must be undertaken by an ecologist.  In light of the suitable habitat present, in particular in the area of the proposed reedbed, there is also potential for the works to impact on reptiles and amphibians, as such precautionary measures to avoid killing or injury of these species has been recommended. This should include strimming/mowing of vegetation under the supervision of an ecologist. Should any protected species be found, all works must stop whilst Natural England are contacted for advice. As such I would recommend all methods of working (to include protected species safeguards and tree protection measures) are provided within a Construction Ecological Management Plan (CEMP) and please see condition below. The CEMP should also include measures to prevent the existing watercourse and ditches from pollution or silt run off during construction.

The proposed landscaping scheme is fine. Ideally the biodiversity value of the proposed reedbed should be maximised through appropriate management in the long term (to manage the vegetation etc). I'm not sure if any details of the management of the feature are required or will be submitted however I would be happy to comment on any details which are submitted.

I would therefore recommend the following conditions are attached to any permission granted:

**K21 Construction Environmental Management Plans (CEMP) for Biodiversity**

Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved CEMP.

Reason KR2

Kind regards,

Louise

Louise Sherwell

Assistant Ecologist

Ecological Services

Community Services

PO Box 43, Shire Hall

Warwick

CV34 4SX

Tel: 01926 418028

email: louisesherwell@warwickshire.gov.uk

On 12 July 2017 at 15:59, Bob Neville <Bob.Neville@cherwell-dc.gov.uk> wrote:

Hi Louise

Please see attached ecological information submitted by CALA in support of the above application. If you could please let me have comments/recommendations you wish to make on this additional information by the 21/07/2017 it would be much appreciated.

Regards

Bob

**Bob Neville MSc**
Senior Planning Officer

Development Management

Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
Mailto:robert.neville@cherwell-dc.gov.uk

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**From:** Louise Sherwell [mailto:louisesherwell@warwickshire.gov.uk]
**Sent:** 04 July 2017 16:50
**To:** Bob Neville
**Subject:** 17/01225/F - Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote

Hi Bob,

Thanks for your consultation on the above. I understand an updated ecological appraisal is underway, from the agent's email on Iclipse and I wanted to check with you that it would be okay to wait until this is submitted before providing comments please?  I'll make a note to check back on this application in w/c 10th July.

Many thanks,

Louise

Louise Sherwell

Assistant Ecologist

Ecological Services

Community Services

PO Box 43, Shire Hall

Warwick

CV34 4SX

Tel: 01926 418028

email: louisesherwell@warwickshire.gov.uk

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