

Isobel Hollands

From: Lewis Bankes-Hughes <Lewis.Bankes-Hughes@cherwellandsouthnorthants.gov.uk>
Sent: 14 November 2017 18:25
To: Isobel Hollands; Paul Burrell
Cc: Andrew Lewis
Subject: RE: P16-0631 Heyford Masterplan Application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Paul/Isobel,

Apologies for the delay responding to your email. Please find my initial informal comments below. These relate to the EIA Scoping Report dated August 2017.

My initial thoughts are that this should be submitted as a formal scoping request. Although I acknowledge your comments at 5.2, I believe further consultation with statutory and other consultees may help to strengthen the ES.

With regards scoping of the ES, I believe the relevant topics have been identified and agree that an ES is required. I would however recommend that climate is scoped into the ES as it directly relates to the other topics. However, a separate sustainability report (covering energy, climate change etc.) may be acceptable providing it relates back to the ES and is taken into account when considering the inter-relationship between topics.

In terms of contents, I would have expected more detail on each of the topics such as a non-technical summary for each explaining the key issues or matters to be considered – this will be required if you decide to submit a formal scoping request.

The cumulative/combined sites suggested appear acceptable however I would recommend including existing and forthcoming developments at Bicester Heritage (Bicester 8) and North East Bicester (Bicester 11) – these have implications for tourism, heritage, leisure, recreation, employment and the local community. I would also recommend adding a column to the scoping report highlighting the cumulative implications of each site. It would also be interesting to know whether you have considered any sites which you have subsequently discounted (and why).

I understand your reasoning at 3.10 to 3.15 for wishing to exclude the applications relating to the Southern Bomb Stores and I do not believe it is necessary for these to be included but if these were to be proceeded with, a separate comprehensive site-wide ES, taking into account all cumulative impacts would be required.

I hope you will find these comments helpful but if you would like to discuss anything further, please don't hesitate to contact me.

Regards,

Lewis

Lewis Bankes-Hughes MPlan MRTPI
Planning Research & Monitoring Officer
Planning Policy & Growth Strategy Team
Cherwell District Council

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From: Paul Burrell [<mailto:paul.burrell@pegasusgroup.co.uk>]

Sent: 14 November 2017 14:41

To: Andrew Lewis

Cc: Gavin Angell; Simon Fry; Isobel Hollands

Subject: P16-0631 Heyford Masterplan Application

Importance: High

Andrew,

RE your request for clarification of the proposed EIA methodology, please see below and attached from Isobel re ES scoping previously. Would this assist in your query?

Clearly work has progressed substantially since her email was first sent on 4th September.

Kind regards

Paul

Paul Burrell

Executive Director

Pegasus Group

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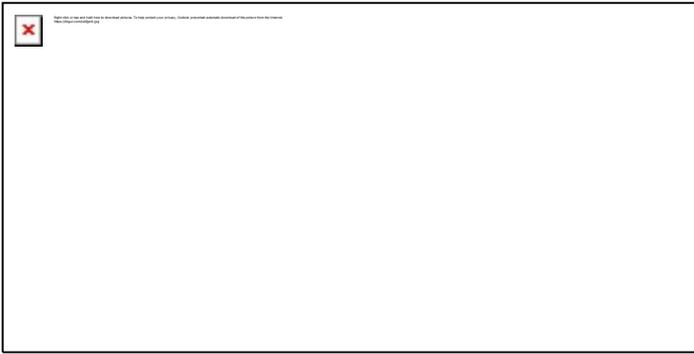
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From: Isobel Hollands
Sent: 04 October 2017 16:08
To: Andrew Lewis <Andrew.Lewis@Cherwell-DC.gov.uk>
Cc: Darryl J Rogers <Darryl.Rogers@pegasuspg.co.uk>; Paul Burrell <Paul.Burrell@pegasuspg.co.uk>; Gavin Angell <G.Angell@dorchestergrp.com>; Simon Fry <S.Fry@dorchestergrp.com>
Subject: RE: P16-0631 Heyford Masterplan Application
Importance: High

Andrew

This request for CDC's view on the cumulative assessment was sent to you a month ago and to date we have had no comment from CDC.

Can I request that this is considered an opinion is offered ASAP so that we can progress the work that CDC will be expecting to accompany the planning application.

Regards,

Isobel Hollands

Principal Environmental Planner

Pegasus Group

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Cert no. FS 577092



From: Isobel Hollands

Sent: 04 September 2017 14:18

To: 'Andrew Lewis' <Andrew.Lewis@Cherwell-DC.gov.uk>

Cc: Darryl J Rogers <Darryl.Rogers@pegasuspg.co.uk>; Paul Burrell <Paul.Burrell@pegasuspg.co.uk>; Gavin Angell <G.Angell@dorchestergrp.com>; Simon Fry <S.Fry@dorchestergrp.com>

Subject: P16-0631 Heyford Masterplan Application

Dear Andrew

As you are aware considerable work has been undertaken developing a Masterplan for the Villages 5 Area and the surrounding area. This draft masterplan has been presented and consulted upon with many of the statutory consultees and we are currently undertaking the technical assessments which will accompany the EIA for this hybrid planning application.

As Paul Burrell, had discussed with you at the start of August due to this comprehensive pre-planning consultation it was not our intention to submit a formal Scoping Request against the 2017 EIA Regulations. Instead an informal one has been drafted that outlines the proposed structure of the Environmental Statement (ES) and seeks Cherwell District Council's opinion on the sites which should be considered cumulatively within this ES. The attached informal Scoping Request outlines 8 sites that the Applicant is proposing should be considered cumulatively. This list includes the 4 sites that have been requested by OCC transport team and a further 4 sites that link to applications within the RAF Heyford Site or within the Policy Villages 5 Area.

The applicant is requesting that the two active planning applications for SBS are not considered cumulatively as if this Masterplan Application were to be granted planning consent neither of these two applications would be progressed.

Due to the timelines that we working on to submit this planning application, I request that CDC consider this informal Scoping Request and provide a response by the 12th September 2017.

As well as the informal Scoping Response, I have attached a plan that shows the locations on the 8 cumulative sites in relation to the Application Site, as this may be of assistance to you. If you have any questions, please do not hesitate to contact me.

I also request that due to the fact I shall be on annual leave for 2 weeks from the 11th September, CDC's response also be emailed to Darryl Rodgers and Paul Burrell at Pegasus (cc'ed to this email) so that the technical assessments can be completed with the agreed cumulative sites.

Kind Regards,

Isobel Hollands

Principal Environmental Planner

Pegasus Group

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