

# Development Management

Robert Jolley – Assistant Director – Planning and Economy



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Our Ref: 19/00030/SO

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17<sup>th</sup> July 2019

Dear Mr Silcocks

**Application Ref: 19/00030/SO and 19/00040/SO**

**Location: OS Parcels 6741 and 5426 West of Cricket Field, north of Wykham Lane**

**Proposal: Screening Opinion – Reserved Matters to 15/01326/OUT – Layout, Scale, Appearance and Landscaping for the Residential Development of up to 280 Dwellings and 34 Space Car Park.**

**Reserved Matters Applications Ref: 19/00895/REM and 19/01037/REM**

I write following receipt of your reserved matters applications relating to the above and your formal request for the Local Planning Authority to adopt a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes the Screening Opinion of the Local Planning Authority for the proposed development under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The Local Planning Authority considers that the proposal constitutes Schedule 2 development by virtue of the proposed development being an Infrastructure Project (Schedule 2, Section 10(b) urban development project greater than 150 dwellings and site area greater than 5 hectares).

The outline planning application (15/01326/REM) was considered to be EIA development as the proposal was likely to have significant environmental effects for the purposes of the EIA Regulations. An Environmental Statement therefore was submitted with the outline application which concluded that there will be no significant environmental effects arising from the development proposed subject to the necessary mitigation measures identified being carried out and which have been secured through the outline planning permission.

These applications which seek reserved matters consent are identified under Part 3, Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) as subsequent applications which must also be considered as EIA development. The submissions therefore need to be assessed against the original Environmental Statement to ensure that it accords with the scheme that was assessed at outline and that the content of that ES is up to date for the purposes of determining these reserved matters applications. Since the EIA for the outline was undertaken the EIA Regulations have changed. Schedule 3 of the EIA Regulations 2017; sets out the criteria for consideration, which includes the characteristics of the development, its location and the characteristics of its potential impacts.

The Local Planning Authority has assessed the submission against the original ES and considers that this is adequate to determine the reserved matters submissions and that there are no additional significant impacts as a result. Consequently, the Local Planning Authority considers that additional EIA is not required.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations 2017 (as amended) and a copy of this screening opinion has been placed on the Planning Register.

Yours Sincerely

Robert Jolley

Assistant Director – Planning and Economy