



Sam Rosillo
Atkins Global
The Axis
10 Holliday Street
Birmingham
B1 1TF

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Andy Bateson**

Direct Dial: **01295 221637**

Email: **andy.bateson@cherwell-dc.gov.uk**

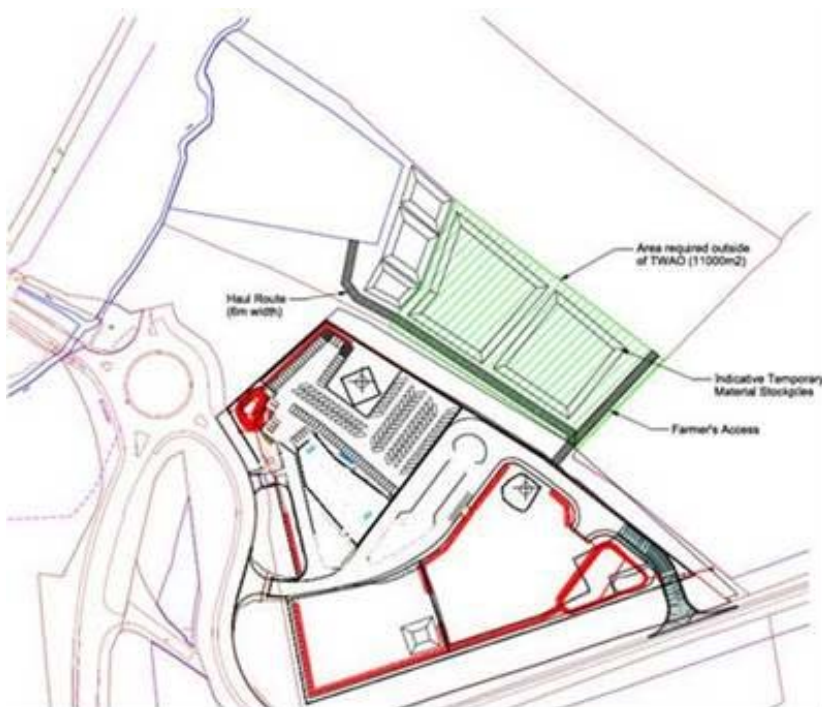
Your Ref: ***EW2 – Temporary works
under Part 4 GPDO – NE of
compound A1, Charbridge
Lane, Bicester***

18th December 2020

Dear Sam Rosillo,

**TOWN AND COUNTRY PLANNING ACT 1990
EAST WEST RAIL – TEMPORARY WORKS UNDER PART 4 OF THE GPDO**

I am responding to the email query you sent to my colleague Linda Griffiths on 16th December 2020 in relation to the East West Rail (EWR) alliance proposal for a temporary stockpile of 11,000m² of soils storage, up to 5m in height, on land at Manor Farm, Launton that lies north of the existing EWR compound A1, which lies northeast of Charbridge Lane, Bicester and Bicester Road, Launton, as shown in green hatching on the reproduced attached plan below.



In summary, the works that you are proposing would comprise the following:

- Temporary extension of the A1 EWR compound for up to two years (until 31 December 2022) in a north-easterly direction onto agricultural fields east of Wyndham Hall Care Home and northwest of the railway line and Launton Sports & Social Club, measuring approximately 160m deep and 400m wide;
- Temporary use of the extended compound for 11,000m² soils storage in landscaped mounds measuring up to 5m in height;
- Creation of a temporary 6m-wide haul route extension from the existing compound; and
- Re-provision of the farmer's access route to his fields to the northeast.

The original EWR compound works were the subject of EIA Scoping and Screening Opinion guidance in 2015/16 (CDC Refs: 15/00001/SCOP & 15/00112/SC) and a subsequent full planning permission (CDC Ref: 19/00607/F) with Environmental Statement, dated 23 September 2019. All conditions of that approval have been subsequently discharged.

Having reviewed the information provided; I have concluded that the works outlined above will benefit from deemed consent by virtue of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 4, Class A, which permits:

“the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.”

Upon completion of this temporary land use to support the delivery of the adjacent EWR Order scheme, the land shall be reinstated to its condition before that development was carried out as soon as reasonably practicable.

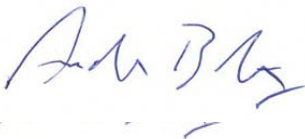
The proposed works are not in themselves considered to fall within the description of any EIA Schedule 1 or Schedule 2 development type. However, it is acknowledged that the project that these temporary works are intended to support is EIA development and is the subject of an Environmental Statement (ES). The ES was provided to assess the impacts of the Order, as referenced above.

Whilst use of the additional area of land is not considered within that ES, I agree that the proposed additional temporary land use is not considered likely to result in any new significant effects or any effects materially different to those reported in the ES, either in isolation or cumulatively.

In summary, in my capacity as Team Leader – Major Developments in the Council's Development Management division, I agree with your view that the proposed temporary works benefit from deemed consent by virtue of Part 4 of the GPDO and will be undertaken to support railway construction adjacent to the site. This is subject to the condition that the site will be reinstated as soon as practicable after the temporary use ceases, which should be no later than 31 December 2022.

I trust this letter is of use and provides you with clarity on the Council's view on the proposed works. If you have any questions or queries regarding the above, please do not hesitate to contact me.

Yours faithfully,



Andy Bateson
Team Leader, Major Developments – Development Management

On behalf of the Council