

Ms O'Callaghan

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Our reference: PE/V0428/16

3 November 2016

Dear Ms O'Callaghan

## **Petition from residents of Sutton Courtenay**

Thank you for the petition relating to 'a fair deal for Sutton Courtenay' which you delivered to the council on 7 October 2016.

I have dealt with the points you have raised in turn below.

### **1. Environmental and cumulative impact assessments are carried out on all current and future SC applications**

Environmental Impact Assessments (EIA) which include a consideration of the cumulative impacts have been carried out on applications within the parish. Please see list of sites within Sutton Courtenay where an EIA has been undertaken detailed as Appendix 1 of this letter.

For housing developments, the EIA Amendment Regulations (2015) define Schedule 2 development to be sites in a "sensitive area" – which means an AONB, SSSI, or housing development comprising 150 dwellings or more, or on sites of 5ha or more (these are not cumulative totals, but based on the size of a proposal/application site area). Sutton Courtenay is not in a sensitive area.

Sites below these thresholds are not EIA development and therefore, we are not required to screen them. Even if we did, because they would be below the EIA thresholds we would have to conclude they are not EIA development regardless of effects including cumulative effects.

We require applicants to address cumulative traffic effects through their transport assessments/statements where required. Technical consultees such as Thames

Water and Oxford County Council should address cumulative effects in their responses.

## **2. The Vale fully address independent expert advice and recommendations**

If a Parish Council or a local resident submits their own technical assessment we do draw this to the attention of the relevant technical consultee. We look at the information submitted by the applicant and assess this in line with the relevant national advice and government guidance.

## **3. The Redrow / Hobbyhorse Lane application is deferred**

This planning application is being considered by officers. Meetings have taken place with the council's drainage consultee, environmental health officers and the Environment Agency. An additional meeting was also held with Redrow's consultants. Following these meetings, Redrow will be providing further technical information. When we receive this, the Parish Council, along with anyone who made comments on the original proposal, will be re-consulted. I understand that officers are providing the Parish Council with regular updates on the progress of this application. The allocation of this site in the emerging Local Plan Part 1, 2031, has been considered by the planning Inspector who has not advised that this site should not be allocated for housing. The council is waiting for a response from the Inspector on the progress of the Local Plan.

## **4. Priority is given to Science Vale UK Applications**

Any application we receive has to be determined in accordance with national requirements and advice. Government expects in Enterprise Zones (EZ) that councils simplify the planning process. Thus we have agreed to prioritise planning applications made within the EZ. We have not agreed to widen this approach to commercial applications within the 'Science Vale'.

## **5. More new homes bonus is directed to Sutton Courtenay and its infrastructure**

New Homes Bonus (NHB) will be used for the benefit of the whole district, but where opportunities to enhance local infrastructure arise they will be considered, and the community will be able to bid for NHB grants to support specific projects.

## **6. The Sutton Courtenay PC and NDP are involved in all strategic discussions affecting the parish**

The Parish Council is notified on all planning applications that the district council receives. Through this consultation, it is important we know your views on proposals and any current infrastructure projects so that we can potentially secure S106 contributions for local schemes that are associated with, or required by, the new development. For example, new play equipment, improvements to the village hall, etc.

The policy team provides guidance on all aspects of neighbourhood planning including engaging and working with landowners, businesses and other key stakeholders. Contact with a lead officer for your plan is also available and they would be happy to attend some of your group meetings when appropriate. The team

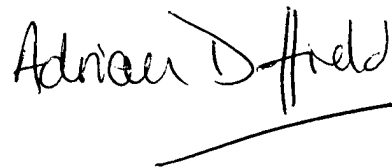
can also provide help on your emerging plan, including developing the vision and objectives, preparing supporting documents and drafting planning policy. There is also the opportunity to apply for grant funding to support preparing your neighbourhood plan.

I understand officers from the policy team have attended meetings of the neighbourhood plan steering group and anticipate attending future meetings when possible. The Vale policy team can be contacted via (01235) 422600 or [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

I understand that Emily Hamerton recently met with some members of the Parish Council and also attended a parish council meeting. Having spoken with Emily, I support her suggestion that the clerk and Chairman may want to set up a series of regular meetings with her so that you can be updated on the applications within the village and also discuss the views of the Parish Council so these can be considered as part of the application process.

I hope this information provided is helpful and addresses the requests submitted.

Yours sincerely

A handwritten signature in black ink that reads "Adrian Duffield". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Adrian Duffield  
**Head of planning**

## Appendix 1

### List of applications within Sutton Courtenay where EIA undertaken

<a href="#">P16/V0556/SCR</a>	Land at Didcot A Power Station, Didcot The proposal is to build a purpose built building for storage
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 16-03-16    Issued : 16-03-16
<a href="#">P15/V0296/SCR</a>	Land off Hobby Horse Lane, East of Sutton Courtenay EIA screening request on behalf of Redrow Homes
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 03-03-15    Issued : 02-03-15
<a href="#">P15/V0088/SCR</a>	Land North of Appleford Road, Sutton Courtenay Screening opinion for up to 100 dwellings.
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 06-02-15    Issued : 06-02-15
<a href="#">P14/V2707/SCR</a>	Land to the rear of Harwell Road, Sutton Courtenay, OX14 Request for a screening opinion.
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 12-01-15    Issued : 09-01-15
<a href="#">P14/V1862/SCR</a>	Didcot A Power Station, Didcot (Parishes of Harwell/Sutton Courtenay) Screening opinion request
Screening Opinion	Sutton Courtenay
EIA required	Decided : 15-09-14    Issued : 15-09-14
<a href="#">P13/V2330/SCR</a>	Land at Milton Road, Sutton Courtenay EIA screening request.
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 29-10-13    Issued : 29-10-13
<a href="#">P13/V0391/SCR</a>	Land North of 28 to 72 Milton Road, Sutton Courtenay Screening opinion request
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 18-03-13    Issued : 18-03-13
<a href="#">P12/V2308/SCR</a>	Land North of 28 to 72 Milton Road, Sutton Courtenay Request for screening opinion
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 26-11-12    Issued : 26-11-12
<a href="#">P12/V2185/SCR</a>	Land West of Didcot Power Station, Sutton Courtenay Lane, Didcot Screening opinion of the redevelopment of existing buildings
Screening Opinion	Sutton Courtenay
EIA not required	Decided : 05-11-12    Issued : 12-12-12

The screening opinions and the reports accompanying this can be viewed on the council's website at <http://www.whitehorsedc.gov.uk/>