

Daniel Callis

From: Ed Durrant <Ed.Durrant@pegasusgroup.co.uk>
Sent: 08 November 2018 10:32
To: Daniel Callis
Cc: Robert Barber
Subject: Hampton Green - NE response

Importance: High

Follow Up Flag: For Your Information
Due By: 19 November 2018 08:16
Flag Status: Flagged

Hi Dan

Further to your e-mail to Greg Shaw of 18th October with Natural England's comments. Below I have provided responses to their comments. It is assumed that SNC Ecology will have seen these comments and will add further comment where necessary. Obviously we have to be mindful of the fact that this is an outline application and we are keen to get a determination as soon as possible so anything that would involve additional work or an obligation in the S106 needs to be known at the earliest opportunity. If you could continue to chase SNC for a response it would be much appreciated.

- **The principles identified in the drawing to be worked up in to a detailed specification to allow their inclusion within a S106 agreement:** It was the original intention to provide a broad strategy for the proposed works, appropriate to the detail of permissions sought (i.e. outline consent) where other layout/landscape detailed design wouldn't be expected. If the principles are agreed then we would expect the detailed specification to be secured by a planning condition or S106 obligation. For the detailed proposals to be worked up prior to determination of the outline application then this would need further topographical and arboricultural inputs, as well as design. We would seek confirmation from the LPA that it would be more reasonable to secure the further work needed only once outline planning consent had been secured.
- **Clarification as to who would be responsible for carrying out these capital works (developer?):** MGH would carry out the capital works, this can be detailed through the S106.
- **A timescale for completing all capital works early in dev (prior to X occupations):** This trigger could be secured through a condition or S106 obligation. For us to understand the cost and practical implications of carrying out the works prior to the occupation of a certain number of dwellings we would need to know the trigger that the LPA/NE would consider appropriate.
- **A maintenance contribution to be paid to NBC – currently just a conservation cut (cut and lift in late summer) for the wildflower grassland area is proposed. Need more detail to allow it to be costed for S106 (10 years maintenance). The maintenance should also be extended to include other grassland (meadow area and grassy woodland rides) within the portion of the Country Park to be enhanced (would help enhance biodiversity):** In terms of more detail, the area will be c.3,700m² but other than that it's a very simple operation of a single cut in late summer followed by removing ('lifting') the arisings and piling in a sensible location- likely near the pond for grass snakes. There is no objection to extending the cut to the rides, as the costs are unlikely to rise very much at all if cuts were done on the same day by the same contractor on a machine.

Please let me know if you need anything further.

Regards

Ed Durrant

Principal Planner

Pegasus Group

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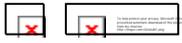
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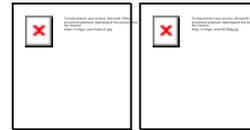
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From: Daniel Callis <Daniel.Callis@cherwellandsouthnorthants.gov.uk>

Sent: 18 October 2018 10:51

To: Greg Shaw <greg.shaw@pegasusgroup.co.uk>

Subject: Hampton Green - current position

Hi Greg,

Further to our telephone conversation earlier:

Natural England's comments of 8th Aug 2018 require:

- The principles identified in the drawing to be worked up in to a detailed specification to allow their inclusion within a S106 agreement
- Clarification as to who would be responsible for carrying out these capital works (developer?)
- A timescale for completing all capital works early in dev (prior to X occupations)
- A maintenance contribution to be paid to NBC – currently just a conservation cut (cut and lift in late summer) for the wildflower grassland area is proposed. Need more detail to allow it to be costed for S106 (10 years maintenance). The maintenance should also be extended to include other grassland (meadow area and grassy woodland rides) within the portion of the Country Park to be enhanced (would help enhance biodiversity)

SNC Ecology – I am yet to receive comments in response to your revised submission from early July. I have chased these up.

Highway issues – I have chased NCC for them to provide comments to us (although I understand you've already been sent comments from NBC)

Daniel Callis MSc MRTPI

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