

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

IS AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NECESSARY?

Application No. : 21/04157/F S.O. Ref. No. : 21/04189/SO

Application Title: Banbury 200. Southam Road, Banbury

- | | | |
|----|--|----------------------------------|
| 1. | Has an Environmental Statement been submitted? | <input type="text" value="No"/> |
| 2. | If not | |
| | (a) Is the development listed in schedule 1? | <input type="text" value="No"/> |
| | (b) Is the development listed in schedule 2? | <input type="text" value="Yes"/> |
| | (c) If the answer to (b) is YES is it in a 'sensitive' area? | <input type="text" value="No"/> |
| | (d) If the answer to (c) is NO does it exceed any of the relevant thresholds and criteria in schedule 2? | <input type="text" value="Yes"/> |
| | (e) If the answer to (c) and/or (d) is YES is the development likely to have significant effects on the environment? | <input type="text" value="No"/> |

Screening Opinion

- | | | |
|----|---|---------------------------------|
| 3. | Is there a Secretary of State Screening Direction or any pre-application screening opinion for the development? | <input type="text" value="No"/> |
| 4. | If the answer to 3 is NO, then for any schedule 2 development describe below why the characteristics of the development, the environmental sensitivity of the location and the characteristics of the potential impact does or does not mean that an E.S. is necessary. | |

An E.I.A is not necessary as:

The proposal is listed within Schedule 2, Section 10 (b) Urban Development Projects with a site area of 1ha or more which is not for dwellinghouses. The site extends to approximately 5.4 hectares and lies within the urban area of Banbury. Planning permission was granted in February 2021 for use of the site for the storage of operational vehicles, elevational alterations, associated parking, vehicle barriers, guard hut and associated infrastructure. This application seeks to extend the number of van storage spaces to the west of the site resulting in two planning units being utilised as one.

In terms of the location of development, the site is located within the existing industrial area and forms part of the car parking serving the processing plant and is protected under SLE1 – Protection for Existing Employment Sites, within the Local Plan. The area of the proposed van storage has been historically used as surface car parking serving the wider Jacobs Douwe Edberts employment site and is not an environmentally sensitive area for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the Regulations”).

Given that the site’s location and that the site is currently largely flat and laid to hardstanding for parking, it is not considered that any proposed changes would be significant in environmental terms and for the purposes of the Regulations. In light of the site’s context, the Local Planning Authority considers that the impacts of the development in terms of landscaping, design, scale and height of any buildings can be adequately assessed and addressed through the normal planning process.

The proposed development could lead to an increase in highways movements in the local area and the local road network experiences high volumes of traffic at peak

times. However, noting the scale of the development, the surrounding mix of land uses, and the likely increase in traffic movements relative to the existing volume and character of traffic using the local road network, it is considered that any increase in traffic is unlikely to result in significant adverse environmental impacts. Any application would be supported by a Transport Assessment and so the transport impacts of the development can be adequately considered through the normal planning process.

The proposed development could lead to an increase in highways movements in the local area and as such, there would also be an increase in potential noise and air pollution. However, it is considered that this increase in potential pollution is unlikely to result in significant adverse environmental impacts for the purpose of the Regulations and that potential noise and air quality impacts can be adequately considered through the normal planning process.

In terms of light pollution, there is a potential that unit frontages and servicing areas could require lighting during unsociable hours. It is acknowledged that the site lies adjacent to a number of residential properties situated along Nursery Drive and Garden Close. However, appropriate mitigation could be secured through the normal planning process.

Whilst the site is identified as falling within an area of potential contamination, there is no evidence to indicate that this risk is significant. Appropriate assessment and mitigation could be secured through the normal planning process.

Regard is had to the existing operations within the wider Jacobs Douwe Egberts site. It is considered that the development would not give rise to any significant cumulative impacts.

In summary the Local Planning Authority is satisfied in this instance that the issues noted above can be assessed through the normal planning process, and that on the basis of the available evidence the proposal would not result in significant environmental impacts for the purpose of the Regulations such that an Environmental Statement would be required.

Is an E.I.A. needed?

No

Signed Sarah Greenall Date 30.12.2021

Agreed by Nathanael Stock Date 04.01.2022

Has a copy of the Screening Opinion been placed on the file?

Y / N

Has a copy of the Screening Opinion been placed in the Planning Register?

Y / N

EIA REQUIRED

EIA NOT REQUIRED

Any application for planning permission must be accompanied by an Environmental Statement

Is it listed in Schedule 1?
(Paragraph 28)

Yes

No

Is it listed in Schedule 2?
(Paragraph 30)

Yes

No

Is it in a 'sensitive area'?
(Paragraph 36-40)

Yes

No

Does it meet any of the relevant thresholds and criteria in Schedule 2?

Yes

No

Is this 'Schedule 2 development' likely to have significant effects on the environment?
(Paragraphs 32-47)

Yes

No

The development and full reasons must be made available to the public
(Paragraphs 125-127)

Any application for planning permission must be accompanied by an Environmental Statement

Development is outside of the Regulations

Development is not 'Schedule 2 Development'

Development is not likely to have significant effects on the environment

The determination to this effect must be recorded and made available to the public (e.g. paragraph 58)

