

South West Bicester Environmental Statement Countryside Properties (Bicester) Ltd

Technical Appendix 1 Scoping Consultation Exercise

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South West Bicester Environmental Statement

Scoping Consultation Exercise

Introduction

Scoping sets the context for the remainder of the environmental impact assessment (EIA) process. It determines the nature or characteristics of the development, the breadth of the EIA, the range and complexity of key issues and sensitivities, and the extent to which each environmental topic area needs to be investigated.

The work undertaken during the scoping stage of the EIA has been examined in this technical appendix.

Scoping

A formal scoping opinion was requested from Cherwell District Council (CDC). This request involved issuing a scoping report to the planning department of CDC and a range of consultees to obtain their views on the issues and sensitivities of the proposal (Appendix 1).

The scoping consultation document was sent on the 8 July 2005 to CDC and the consultees. Examples of the covering letters are also included in Appendix 1.

The following organisations were invited to comment on the scope of the EIA:

- Cherwell District Council
 - Planning Control Manager
 - Planning Officer (Major Developments)
 - Principal Planning Officer (Local Plans)
 - Urban Designer
 - Landscape Services Manager
 - Head of Leisure Services
 - Conservation Officer
 - Environmental Protection Manager
 - Chief Engineer
- Oxfordshire County Council
 - Strategic Planning
 - Highway Authority
 - County Ecologist
 - Education Authority
 - Rights of Way Officer
 - County Archaeologist
 - Cultural Services

- Bicester Town Council
- Chesterton Parish Council
- Environment Agency
- English Nature
- Highways Agency
- English Heritage
- Countryside Agency
- Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust
- Royal Society for the Protection of Birds
- Oxfordshire Badger Group
- Oxfordshire Bat Group
- Farming Wildlife Advisory Group
- Thames Water Utilities Ltd
- Banbury Ornithological Society
- Bicester Friends of the Earth
- Learning and Skills Council
- Network Rail.

Scoping responses

A summary of the scoping opinion received from CDC and the key issues raised by the consultees are set out in Appendix 2. The full scoping opinion is included as Appendix 3 and the responses received from consultees are included in Appendix 4.

Following receipt of the scoping opinion, clarification was sought from CDC with respect to which environmental issues should be raised to issues of primary significance. A letter summarising the outcome of these discussions is included in Appendix 3.

It was confirmed that CDC recommends that both ‘noise and vibration’ and ‘land use’ are raised from secondary issues to primary issues. The reason for the change in ranking is due to the public perception of these issues.

CDC has received many comments from the residents in Chesterton with regard to the noise from traffic travelling along the M40. The potential for the development to increase this noise is considered to be a key issue and therefore the Council recommended that noise is raised to a primary issue.

CDC also recommended that land use is raised to a primary issue due to the scale of the change arising from the development proposal. The change in land use from a greenfield site to a built development is considered to be very significant from a public perception point of view. The Council accepts that this assessment will only consider the change in land use and will refer to other chapters with regard to changes to local views, disturbance from the construction work and the impact of traffic during construction and post-construction.

Conclusion

The range of issues raised by CDC and the consultees during the scoping consultation exercise have been examined and considered as part of the EIA.

The preliminary ranking of the environmental topics was amended following receipt of CDC's comments. The ranking of the environmental issues has been undertaken to ensure that the EIA focuses on the appropriate issues. Issues of primary significance will be thoroughly assessed in the EIA. The secondary issues will also be examined in depth but to a lesser degree than the primary issues. The final ranking of the environmental topics is as follows:

Final Ranking of the Environmental Issues	PRIMARY ISSUES	SECONDARY ISSUES
	Cultural heritage	Air quality
	Community and social effects	Natural heritage
	Land use	Ground conditions and contamination
	Landscape and visual	
	Hydrology and water quality	
	Noise and vibration	Waste
	Traffic and transport	

Appendix 1

Land South-West of Bicester Environmental Impact Assessment Scoping Report

Examples of the covering letters

**LAND SOUTH-WEST OF BICESTER
ENVIRONMENTAL IMPACT ASSESSMENT
SCOPING REPORT**

for

COUNTRYSIDE PROPERTIES LTD

08 July 2005

Terence O'Rourke

LAND SOUTH-WEST OF BICESTER
ENVIRONMENTAL IMPACT ASSESSMENT
SCOPING REPORT

COUNTRYSIDE PROPERTIES LTD

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1 Introduction

- 1.1 Countryside Properties Ltd proposes to develop a mixed use scheme including residential dwellings, an element of employment and associated community and recreational facilities on land to the south-west of Bicester. The proposed assessment area is shown on figure 1. A worst case approach has been adopted for the scoping exercise that identifies an area of land for the proposals which is much larger than required. The proposals will be developed within this area and the exact red line boundary will be defined during the master plan design process.
- 1.2 This report presents the information to support the process of scoping the environmental impact assessment (EIA) and outlines the preliminary scope, or key issues and sensitivities, which the EIA will need to examine. Various bodies including Cherwell District Council, Oxford County Council and other statutory consultees will be consulted with a view to obtaining their comments on the provisional scope of the EIA, as set out in this report. Comments from the various consultees will be given due consideration and the scope of the EIA will be amended as appropriate.
- 1.3 A brief description of the site and the proposed development follows, then information on the need for an EIA and the scoping process undertaken. The full results of the scoping exercise are set out and the report concludes with the provisional view as to the nature of the primary and secondary issues to be addressed during the formal assessment process.

2 Site description

- 2.1 The main site is located to the south-west of Bicester and is delineated by the A41 / Oxford Road to the east, the A4095 to the west and Middleton Stoney Road (B4030) to the north. The northern boundary of the site abuts the southern built-up edge of Bicester. Gagle Brook flows close to the south-western edge of the site and further to the south lies the village of Chesterton.
- 2.2 The proposed assessment area also includes a smaller parcel of land to the immediate east of the A41, as shown on figure 1. This area is enclosed by hedgerows and trees and comprises unmanaged land with overgrown scrub and grassland.
- 2.3 The main site covers an area of approximately 192 ha (1.9 km²) and consists principally of agricultural land (grade 3 quality), primarily a mixture of arable land and pasture, mostly grazed by cattle. Whitelands Farm and cottages are situated in the centre of the site.
- 2.4 The main site also includes a few small areas of plantation woodland and a number of hedgerows around and within the boundaries of the site. Most of the hedges within the main site are poorly maintained and relatively species poor. The boundary hedgerows are dense and continuous.

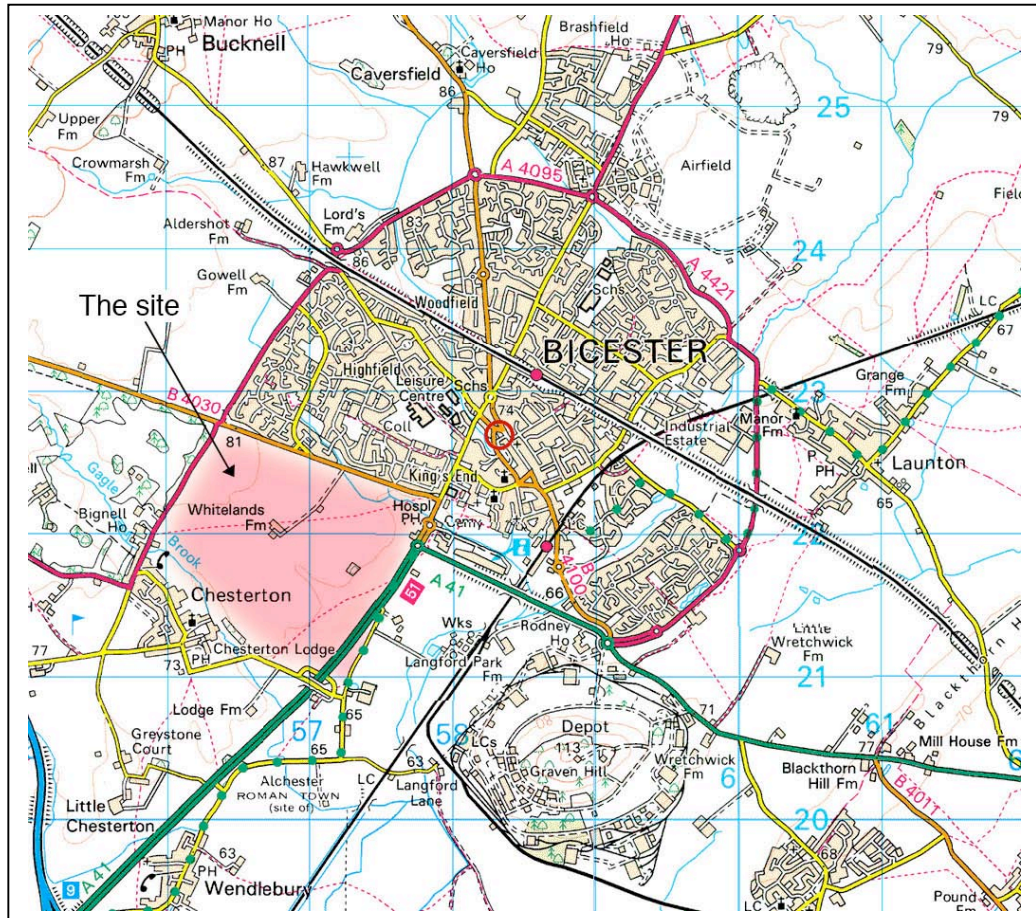


Figure 1 Proposed assessment area

Note: A worst case approach has been adopted for the scoping exercise that identifies an area of land for the proposals which is much larger than required. The proposals will be developed within this area and the exact red line boundary will be defined during the master plan design process.

- 2.5 The main site occupies an area of gently undulating topography that grades down from west to east. The western end lies at about 80m above ordnance datum (AOD), with the eastern end at around 65m AOD.
- 2.6 Pingle Brook lies in the north-east corner of the main site and several drainage ditches cross the site following field boundaries. Gagle Brook flows north-west to south-east close to the south-western edge of the main site. The narrow flood plain of this brook extends a small distance into the site.

3 Development proposals

- 3.1 The proposals comprise:
- 1,585 dwellings, a proportion of which will be affordable
 - an element of employment
 - land for a primary school, possibly a secondary school, and a further education facility in the local centre
 - provision of recreational facilities for the existing community and proposed new community and enhancement of open space
 - a local centre, community centre, pub, hotel, branch GP surgery
 - provision of a link road to existing Bicester by-pass
 - new footpaths and cycleways
 - park and ride site.
- 3.2 The layout of the proposals will be developed during the early stages of the EIA and through community engagement.

4 Environmental Impact Assessment

- 4.1 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the EIA Regulations) require an EIA to be undertaken for a specified range of major development proposals. The EIA Regulations have classified developments into two schedules. EIA is mandatory for Schedule 1 developments, whilst Schedule 2 developments may or may not require EIA, depending on the scale, nature and location of the development.
- 4.2 Countryside Properties' proposals fall under Schedule 2 of the Regulations, as they comprise an 'urban development project' and the area of the development exceeds the applicable threshold of 0.5 ha, as set out by the EIA Regulations. Further guidance provided in the DETR Circular 02/99 for determining whether a Schedule 2 development requires EIA, indicates that assessment is more likely if the area of urban development exceeds 5 ha or involves the construction of more than 1,000 dwellings. The area of the site is 190 ha and 1,585 dwellings are proposed.

- 4.3 The proposal could give rise to significant environmental effects by virtue of its size and location in a previously undeveloped area. An EIA is currently being undertaken for the proposed development and an environmental statement will be submitted with the planning application.

5 Scoping

- 5.1 Scoping is an important early stage in EIA because it sets the context for the remainder of the process. The main functions of scoping are to determine:

- the nature / characteristics of the development
- the alternatives under consideration
- the breadth of the EIA
- the range and complexity of key issues
- the extent to which each environmental topic area needs to be investigated.

- 5.2 If the scope of the EIA is defined too narrowly, some critical area of uncertainty or an adverse effect may emerge late in the process, with consequences for the design of the proposals and timetables for development. If the scope is too loosely defined, then much time, expense and effort may be wasted on pursuing unnecessary detail.

- 5.3 The scoping process should therefore identify the important environmental factors which are most likely to be affected by the scheme, so that all potentially significant effects are taken into account and that only those which are potentially significant are examined in detail.

Scoping methodology

- 5.4 To define the scope of the EIA, the proposals were examined to identify the key issues and sensitivities for consideration. This was the initial stage of the scoping exercise and involved a 'brainstorming' meeting with key members of the project team. A checklist of potential environmental issues was used (Appendix A) to aid the process. This checklist is based on guidance included in the '*Preparation of environmental statements for planning projects that require environmental assessment - a good practice guide*' (Department of Environment, 1995) and it covers all aspects of the environment referred to in the EIA Regulations. All potential issues that could arise as a result of the proposals were noted during the meeting.
- 5.5 Once the issues and sensitivities of the proposals were identified, their level of potential significance was determined. The significance of the issues was assessed by comparing the magnitude of the likely changes (classified as large, medium, small or negligible) to the sensitivity of the receptors (classified as high, medium, low or negligible). The overall significance classifications are primary, secondary and none. The table used to determine the significance is shown in Appendix B.
- 5.6 By examining the significance of every issue and sensitivity, the overall ranking of each environment topic (e.g. air quality, community and social

effects and traffic and transport, etc.) can be determined. Each environmental topic is then ranked as a primary or secondary issue. This ranking helps to determine the type and level of detail of the specialist studies required for the EIA.

- 5.7 The results of the brainstorming exercise are summarised in the scoping tables, which are set out in the following section. The tables show the potential issues and their likely significance. The EIA will focus on the primary issues and to a lesser extent on the secondary issues.

Scoping consultation

- 5.8 The following organisations have been consulted on the scoping report:

- Cherwell District Council
 - Planning Control Manager
 - Planning Officer (Major Developments)
 - Principal Planning Officer (Local Plans)
 - Urban Designer
 - Landscape Services Manager
 - Head of Leisure Services
 - Conservation Officer
 - Environmental Protection Manager
 - Chief Engineer
- Oxfordshire County Council
 - Strategic Planning
 - Highway Authority
 - County Ecologist
 - Education Authority
 - Rights of Way Officer
 - County Archaeologist
 - Cultural Services
- Bicester Town Council
- Chesterton Parish Council
- Environment Agency
- English Nature
- Highways Agency
- English Heritage
- Countryside Agency
- Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust
- Royal Society for the Protection of Birds
- Oxfordshire Badger Group
- Oxfordshire Bat Group
- Farming Wildlife Advisory Committee
- Thames Water Utilities Ltd
- Banbury Ornithological Society
- Bicester Friends of the Earth
- Learning and Skills Council
- Network Rail

6 Results of scoping

- 6.1 The environmental issues that are likely to require investigation and evaluation during the site preparation / construction and post-construction phases of the development are set out in the following pages. Each table covers a specific environmental resource. Text accompanies each table, providing further explanation and detail.

Air quality

- 6.2 Cherwell District Council has completed an air quality review and assessment in line with the Government's National Air Quality Strategy, and has not declared any Air Quality Management Areas (AQMA) in the district. The baseline air quality at the site is therefore not considered to be a major issue. However, there are a number of sensitivities for consideration and these include the existing emissions from traffic using the A4095, B4030 and A41.
- 6.3 With regard to the development proposals, the EIA will examine the potential for dust generation during the site preparation and construction activities, and emissions from construction and post-construction traffic.
- 6.4 Local residents would be the main receptors of impacts on air quality. Consideration will be given to residents living near to the site and along the main roads affected by the increase in traffic. Other receptors sensitive to an increase in traffic include the local schools and the hospital. Gagle Brook and Pingle Brook are sensitive to any dust generated during site preparation and construction.
- 6.5 The Environmental Health Department of Cherwell District Council will be contacted to discuss the findings and conclusions of their air quality assessments and to request the results of any relevant monitoring.
- 6.6 Air quality has been classed as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
AIR QUALITY	National Air Quality Strategy	Increasing concentrations of pollutants above NAQS objectives	Construction traffic	Atmosphere	Local population	High	Small	Secondary	Y
			Post-construction traffic	Atmosphere	Local population	High	Medium	Primary	Y
	Particulates/Dust	Increasing levels of airborne dust and particulates	Site preparation and construction activities	Atmosphere	Local population, Pingle Brook and Gagle Brook	High	Small	Secondary	Y
			Construction traffic	Atmosphere	Local population	High	Small	Secondary	Y
			Post-construction traffic	Atmosphere	Local population	High	Medium	Primary	Y
	Global Climate	Increasing emissions of Carbon Dioxide (CO ₂)	Heating boilers	Atmosphere	Global population	Medium	Negligible	None	N

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

Community and social effects

- 6.7 The provision of new housing has the potential to affect the social and economic characteristics of the local area. The proposals may lead to a potential change to the population density and the demographic profile of Bicester. Both market and affordable housing will be provided to meet local needs and this is an issue for consideration in the EIA.
- 6.8 An element of employment is also proposed which may impact on the community and social environment. Further issues for consideration include the provision of enhanced open space for recreation, the local centre and land for educational facilities. It will be important for the proposals to complement the existing facilities available in Bicester and the surrounding area.
- 6.9 The proposed addition of 1,585 dwellings and their associated occupants may put pressure on existing resources including health, education, recreation and leisure, ambulance and fire services. These will be key issues for consideration and will be examined within the context of the Cherwell District Council Environment Select Committee Report, (November 2004).
- 6.10 Paragraphs 43 and 44 of this report note that Bicester has experienced significant growth, effectively outgrowing its relatively small scale physical and social infrastructure. As such, certain items of infrastructure are considered necessary prior to any further significant growth, including community health provision (e.g. a community hospital), further secondary and primary school buildings, increased local recreational opportunities and leisure facilities.
- 6.11 The Select Committee identify 'quality of life' for existing residents and the potential for Bicester to absorb future growth as key concerns. Quality of life issues will be examined in the EIA and may be affected by a range of factors including disturbance from construction activities and traffic and pressure on existing facilities. This may affect local residents living in Bicester and Chesterton. However, quality of life may also be improved through the provision of new facilities and enhanced open space.
- 6.12 The employment, local centre and education elements of the proposal will provide a small number of jobs, as will the construction of the development.
- 6.13 The proposals for Whitelands Farm and cottages are uncertain at this stage and will be confirmed during the design of the master plan. There will either be a change to the farm's operational area, or it will no longer operate as a farm. However, there will be some loss of agricultural land. These issues will be examined in the EIA.
- 6.14 Community and social effects have been classed as a primary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
COMMUNITY AND SOCIAL EFFECTS	Population profile and density	Increase density	Construction of dwellings	--	Local population	Medium	Medium	Primary	Y
	Housing	Meeting housing demand for market and affordable dwellings	Provision of dwellings	--	Cherwell district / Oxford County population	Medium	Large	Primary	Y
	Employment	Increase in jobs	Provision of employment land	--	Local population	Medium	Small	Secondary	Y
			Construction work	--	Local Population	Medium	Small	Secondary	Y
	Economic	Loss of agricultural land and change to Whitelands Farm	Development of site	--	Existing farm business	Medium	Medium	Primary	Y
	Education & local services	Provision of education facilities, local centre and community facilities	Provision of services	--	Local population	Medium	Small	Secondary	Y
	Recreation & open space	Provision of recreational facilities and enhanced open space	Recreation and open space proposals	--	Local population	Medium	Small	Secondary	Y
	Existing services and facilities	Increased pressure on health, education, recreation, leisure, ambulance and fire services	Increase in population	--	Local population	Medium	Medium	Primary	Y
	Quality of life	Change to quality of life of local population	Development of site	--	Local population	Medium	Small	Secondary	Y

(1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).

(2) Categories = Large, Medium, Small, Negligible.

(3) Categories = Primary, Secondary, Uncertain, None.

Cultural heritage

- 6.15 The proposed assessment area lies in an area of significant Roman archaeology. The Oxford Road / A41 is a Roman road and several Iron Age and Romano-British finds have been made both within and close to the site. There is also the potential to uncover finds from other historical periods at the site including Palaeolithic, Neolithic and Bronze Age, Saxon and Medieval periods. In addition, Iron Age – Romano British remains have been found within the site area to the immediate east of the A41.
- 6.16 Given the site's previous agricultural use, there is the potential for archaeological remains to be found during construction activities. This is a key sensitivity for consideration.
- 6.17 No scheduled ancient monuments (SAM) lie within the site, although the SAM of Alchester Roman Town lies approximately 0.5km to the south of the site. A possible issue is the change to the setting of the SAM arising from the new development and associated traffic.
- 6.18 There are two conservation areas in the vicinity of the site, one to the north-east in Bicester town centre and one at Chesterton. There are no registered battlefields, historic parks and gardens at or in the vicinity of the site. There are no listed buildings at the site. However, there are a number of noteworthy listed buildings in Bicester and Chesterton. Consideration will be given to potential changes to the setting of these buildings arising from the development proposals and associated traffic generation during construction and post-construction.
- 6.19 Cultural heritage has been classed as a primary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
CULTURAL HERITAGE	Buildings	Impact on listed buildings in local area	Altered landscape arising from new development and associated traffic	Visual	Listed buildings in Bicester	High	Small	Primary	Y
	Archaeology	Destruction of archaeological remains	Ground disturbance during construction	Ground	Potential archaeological remains	High	Unknown	Primary	Y
		Change to setting of Alchester Roman town SAM	Altered landscape arising from new development and associated traffic	Visual	Alchester Roman Town SAM	High	Small	Secondary	Y
	Hedgerows	Possible disturbance to ancient hedgerows (if present)	New development	Ground	Ancient hedgerows	Medium	Small	Secondary	Y

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

Ground conditions and contamination

- 6.20 The site has previously been used as agricultural land and there is limited potential for contamination to be uncovered. However, the past use of chemicals on the soil may have generated hot spots of contamination and this is an issue for consideration. A further sensitivity is the petrol garage on the north-east boundary of the site and this may be a potential source of contamination for the surrounding area.
- 6.21 There is a small area of Japanese knotweed in the southern area of the main site that will need to be treated and removed to an appropriately licensed facility. This issue will be examined in the EIA.
- 6.22 During construction, there is the potential for contamination to be generated from spillages of fuel or oil. The nature of the proposed development means that contamination is unlikely to occur after the construction phase, except for run-off from the new roads and possibly from the new employment uses.
- 6.23 The receptors sensitive to any release of contamination include the construction workers, future residents, the surface water bodies (Pingle Brook and Gagle Brook) and the ground water.
- 6.24 Ground conditions and contamination has been classed as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/ Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
GROUND CONDITIONS AND CONTAMINATION	Ground contamination	Potential to uncover contamination on-site	Site preparation & construction activities	Direct contact	Construction workers	High	Small	Secondary	Y
		Health effects due to contaminants	Use of residential gardens	Direct contact and ingestion	New residents	High	Small	Secondary	Y
		Mobilisation of contamination into water environment	Site preparation and construction activities	Increased infiltration	Surface water and groundwater	High	Small	Secondary	Y
		Generation of contamination	Site preparation and construction activities	Ground	Construction workers	High	Small	Secondary	Y
			Post-construction – run off from roads, new employment	Ground	New residents	High	Small	Secondary	Y
		Potential to spread the small area of Japanese knotweed	Construction work	Direct contact	Adjacent land	High	Small	Secondary	Y

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

Hydrology and water quality

- 6.25 The site is not within a groundwater Special Protection Zone, although it is within a Nitrate Vulnerable Zone (NVZ). However, with the new development the site will not be sensitive in this respect.
- 6.26 There are two water courses at or near to the main site – Pingle Brook and Gaggle Brook, as well as a number of field drains. The Gaggle Brook flows close to the south-western edge of the main site and the narrow floodplain of this water body extends a small distance into the site. Issues for consideration include the risk of flooding for the site and the potential for the development to increase the risk of flooding downstream. Pingle Brook flows in the north-eastern corner of the site and is also sensitive to changes to the quantity of run-off from the site.
- 6.27 Water pollution is unlikely to occur after the construction phase, due to the nature of the development. However, mitigation measures may be required during the construction phase to prevent adverse impacts on groundwater and the local brooks from spillages or increased sediment in surface runoff. Post-construction, the key issue would be run-off from the new roads and the risk of pollution. The EIA will also examine the potential to use Sustainable urban Drainage Systems (SuDS) on-site.
- 6.28 Thames Water Property Services has highlighted the need for additional waste water capacity at Bicester if the RPG9 projections are to be realised (RPG9 requires a 30% major network upgrade). The sewage treatment works at Bicester is already subject to a low statutory treatment standard. Either a new treatment works or additional funding is required. This issue will be examined in the EIA.
- 6.29 In addition, Bicester is unable to support an increase in development until the new water main to Ardley is completed, after which Thames Water will carry out network modelling to determine the impact of increased development in the area on the local network. Water supply will also be a key issue for consideration.
- 6.30 Hydrology and water quality has been classed as a primary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
HYDROLOGY AND WATER QUALITY	Surface water quality	Pollution due to spills or increased sediment content of runoff	Construction activities	Water	Gagle Brook, Pingle Brook	Medium	Small	Secondary	Y
			Post-construction	Water	Gagle Brook, Pingle Brook	Medium	Small	Secondary	Y
	Surface water hydrology	Flood risk and change to runoff quantity	Development of site	Water to land	Site and areas downstream	High	Medium	Primary	Y
			Development of site	Water to land	Local aquifers	Medium	Medium	Primary	Y
	Groundwater quality	Pollution due to spills	Construction activities	Water	Local aquifers	Medium	Small	Secondary	Y
	Capacity of waste water facilities	Increase in demand from the development	Development proposals	--	Local waste water facilities	Medium	Medium	Primary	Y
	Capacity of water supply	Increase in demand from the development	Development proposals	--	Local water supply	Medium	Medium	Primary	Y

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

Landscape and visual

- 6.31 No nationally important landscape designations cover the site, or would be affected by the development. However, the site currently forms a distinct, open area of agricultural land, dividing the built up area of Bicester from Chesterton. The potential coalescence of the two settlements is an issue for consideration in the EIA, as is the setting of Chesterton including its conservation area. There will also be a change to the landform and topography of the site arising from the proposed development.
- 6.32 The majority of the site is agricultural land with three small copses and a number of hedgerows. The northern boundary of the site is formed by the A4030 and the south-western edge of Bicester, the A41 forms the eastern boundary and the village of Chesterton lies to the south of the main site. To the west of the main site is Bignell Park. The proposals are likely to have an effect on the landscape character of the area.
- 6.33 Changes to views during construction and post-construction are also key issues for consideration in the EIA. Sensitive receptors include the existing residents living to north of the site, the residents living in Chesterton and Bignell House to the west. There is the potential for the proposed development to enhance views into the site, through the proposed enhancement of open space. Views from the footpaths that cross the site will also be examined as part of the EIA, as well as other views from the local area such as Graven Hill and from the traffic using the A41.
- 6.34 Landscape has been classed as a primary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/ Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
LANDSCAPE AND VISUAL	Landscape character	Change of landscape character of the site	Construction work	--	Existing landscape character	Medium	Medium	Primary	Y
			Built form post-construction	--	Existing landscape character	Medium	Large	Primary	Y
		Potential coalescence of settlements	Development proposal	--	Existing landscape character of Bicester and Chesterton	Medium	Large	Primary	Y
	Landscape quality	Change in landscape quality	Construction of built form	--	Existing landscape quality	Medium	Medium	Secondary	Y
	Landform and topography	Change to landform and topography	Construction of built form	--	Landform and topography	Medium	Medium	Secondary	Y
	Views into the site	Changes to views of the site	Construction work	--	Local population	Medium	Medium	Primary	Y
			Built form post-construction	--	Local population	Medium	Medium	Primary	Y

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

Land use

- 6.35 The main site currently comprises agricultural land, three small woodland copses, hedgerows and field boundaries. Whitelands Farm and cottages are situated in the centre of the main site and there are two footpaths that cross the site. To the east of the A41, the smaller site is unmanaged overgrown scrub and grassland.
- 6.36 The proposed development will lead to the loss of a large area of grade 3 quality agricultural land. There may be a change to the land use of Whitelands Farm and cottages and this is an issue for consideration within the EIA. There is also the potential for minor changes to the existing woodland and hedgerows on-site. The route and setting of the two footpaths may be altered as a result of the proposals both during construction and post-construction.
- 6.37 However, the proposals will create new land uses at the site, including residential dwellings, an element of employment land, education facilities, local centre, community centre, hotel, pub, branch GP surgery, recreational facilities and enhanced open space and the park and ride site. New footpaths and cycleways will also be provided as part of the development proposals. These associated changes in land use terms will be examined in the EIA.
- 6.38 The proposals also include the provision of a new link road to the Bicester bypass. This is an important land use change for consideration.
- 6.39 Land use effects have been classed as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
LAND USE	Agriculture	Loss of Grade 3 agricultural land and Whitelands Farm	Development of site	--	Agricultural land and Whitelands Farm	Low – Medium	Medium	Secondary	Y
	Woodland and hedgerows	Change to woodland and hedgerows on-site	Development of site	--	Woodland and hedgerows	Low	Small	Secondary	Y
	Footpaths	Change to route and setting	Construction work	--	Local footpath users	Medium	Medium	Secondary	Y
			Post-construction	--	Local footpath users	Medium	Medium	Secondary	Y
			Provision of new footpaths and cycleways	--	Existing and new residents	Medium	Medium	Secondary	Y
	Residential	New provision	Development of site	--	Local population	Medium	Large	Primary	Y
	Commerce	New provision	Development of site	--	Local population	Medium	Small	Secondary	Y
	Recreation/open space	New public open space provision	Development of site	--	Local population	Medium	Medium	Secondary	Y
	Education, community facilities, local centre, hotel pub and branch GP surgery	New provision	Development of site	--	Local population	Medium	Small	Secondary	Y
	Provision of a new link road to the Bicester by-pass and park and ride	New provision	Development of site	--	Highway users	Medium	Large	Primary	Y

(1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).

(2) Categories = Large, Medium, Small, Negligible.

(3) Categories = Primary, Secondary, Uncertain, None.

Natural heritage

- 6.40 The site and surrounding area are not the subject of any national or international ecological designations. The main site is principally farmland, with fields delineated by hedgerows. The smaller site comprises overgrown scrub and grassland. An initial ecological survey has been completed. However, further surveys will be required to ascertain the features of ecological importance at the site including an assessment of the woodland copses, hedgerows and Pingle Brook.
- 6.41 The proposed development and open space provision will lead to a loss of agricultural habitat and potential changes to the woodland and hedgerows. However, there is the potential for key features to be enhanced through the open space strategy. These issues will be examined in the EIA.
- 6.42 There is the potential for the proposal to disturb protected species, including badgers, bats, otters, water voles, great crested newts and reptiles. Initial work has been undertaken which has identified that there is an outlier badger sett on-site and that bats utilise the linear features of the site to commute along and forage above. There is also the potential for some of the buildings on-site or the trees to be bat roosts and the hedgerows around the site are suitable for slow worm. Some of the habitats on-site are also of interest to birds. The assessment will also examine the potential for otters and water voles to be found in Pingle Brook. However, surveys to date have not identified any signs of these species.
- 6.43 The site preparation and construction work may cause disturbance to existing species on-site and some habitat will be removed. Post-construction disturbance may be caused by the new residents and the associated increase in pressure arising from the enhancement of the open space. These are key issues for consideration in the natural heritage assessment.
- 6.44 Natural heritage has been classed as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
NATURAL HERITAGE	Habitat types	Loss of arable field habitat	Development of site	--	Farmland flora and fauna	Low	Large	Secondary	Y
	Plant communities/ animal communities	Change to existing habitats on-site e.g. woodland and hedgerows, Pingle Brook	Construction work	--	Flora and fauna	Low	Medium	Secondary	Y
			Development of site	--	Flora and fauna	Low	Medium	Secondary	Y
		Potential to enhance existing habitats on-site	Open space provision	--	Flora and fauna	Low	Medium	Secondary	Y
	Individual species	Disturbance of protected species including, bats, badgers, otters, water voles, great crested newts and reptiles	Construction activities and land take	--	Individual animal species	High	Small	Primary	Y
			Increase in pressure from new residents	--	Individual animal species	High	Small	Primary	Y
		Loss of bat roost sites	Demolition / alteration of buildings and loss of trees	--	Individual animal species	High	Large	Primary	Y
		Disturbance to outlier badger sett	Development of site	--	Badgers	High	Medium	Primary	Y
	Birds	Disturbance to breeding birds	Construction activities and land take	--	Birds	Medium	Medium	Secondary	Y
	Resource management	Provision of habitat management	Post-construction activities	--	On site habitats and flora/fauna	Medium	Small	Secondary	Y

(1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).

(2) Categories = Large, Medium, Small, Negligible.

(3) Categories = Primary, Secondary, Uncertain, None.

Noise and vibration

- 6.45 The main potential noise issues associated with the proposals are the site preparation and construction activities and the noise generated by construction and post-construction traffic. Construction activities and the associated traffic will have a short term impact, where as the post-construction traffic will be a long term impact. The construction work may also generate vibration from the piling of the foundations. This will be a short term impact.
- 6.46 The development will be phased over a number of years and there is the potential that the noise and vibration from the construction activities will affect the new residents moving into the completed dwellings on-site. This issue will be examined in the EIA. However, these residents are not considered to be as sensitive as the existing residents in the area; the new residents will be aware of the on-going construction work when they buy their new properties.
- 6.47 Sensitive receptors include the residents on the south-western edge of Bicester, the hospital, residents at Whitelands Farm and cottages, Bignell House and the residents living in Chesterton. In addition, any residents living along the main traffic routes (for example within Wendlebury) will be sensitive to increases in noise from the additional traffic. These issues will be examined in the EIA.
- 6.48 Noise and vibration have been classed collectively as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/ Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
NOISE AND VIBRATION	Noise	Increased noise levels	Construction activities	Air	Neighbouring population	Medium	Medium	Primary	Y
			Increased traffic during construction and post-construction phases	Air	Neighbouring population	Medium	Small	Secondary	Y
		Phased construction – noise affecting new residents in first dwellings	Phased construction activities	Air	New population	Medium	Small	Secondary	Y
	Vibration	Increased vibration	Piling foundations (construction)	Ground	Neighbouring population	Medium	Small	Secondary	Y
		Phased construction – vibration affecting new residents in first dwellings	Phased construction activities	Ground	New population	Medium	Small	Secondary	Y

(1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).

(2) Categories = Large, Medium, Small, Negligible.

(3) Categories = Primary, Secondary, Uncertain, None.

Traffic and transport

- 6.49 The proposed development includes the provision of a new link road to the Bicester by-pass. This will inevitably have a significant impact on the local road network (including the A41, M40, B4030 and the A34) and the capacity of key local road junctions. These issues will be examined in the EIA. Similarly, the construction of 1,585 dwellings and employment development will generate car-borne traffic in the area. During construction there will also be a significant increase in HGVs using local roads.
- 6.50 Both local and strategic highway issues will be considered. The Cherwell District Council Environment Select Committee Report, dated 9 November 2004, states the following (paragraph 40):
- ‘Development at virtually any location within central Oxfordshire would be likely to have a significant impact on the A34. This is certainly true of Bicester and Didcot. For almost any development in central Oxfordshire it will be necessary to agree a package of measures which manage demand for travel by car and lorry and provide high quality public transport alternatives for both passenger and freight.’*
- 6.51 Consideration will be given to the highway issues associated with this increase in traffic, as well as environmental factors such as pedestrian fear, severance and delay.
- 6.52 Public transport options will be examined including existing local buses and links to Bicester train station and the potential for improvements to services and the provision of the park and ride site. Local footpaths and cycleways will also be considered with regard to the potential for new provision on-site.
- 6.53 Traffic and transport has been classed as a primary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
TRAFFIC AND TRANSPORT	Highway network	Provision of new link road to Bicester by-pass	Development proposal	--	Local traffic network/users	Medium	Large	Primary	Y
	Road and junction capacity	Increase in HGV flows	Construction traffic	--	Local traffic network/users	Medium	Small	Secondary	Y
		Increase in traffic flows	Post-construction traffic	--	Local traffic network/users	Medium	Medium	Primary	Y
	Pedestrians and cyclists	Change to existing two footpaths on-site	Development of site	--	Existing footpaths users	Medium	Small	Secondary	Y
		Provision of new footpaths and cycleways	Development proposals	--	Local population	Medium	Medium	Primary	Y
		Potential for pedestrian fear, severance and delay	Additional traffic associated with the proposals	--	Local population	Medium	Small	Secondary	Y
	Public transport	To promote non-car modes of transport	Development proposals including park and ride site	--	Local population	Medium	Medium	Primary	Y

(1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).

(2) Categories = Large, Medium, Small, Negligible.

(3) Categories = Primary, Secondary, Uncertain, None.

Waste

- 6.54 Most of the waste arisings from the site preparation and construction activities will be re-used on site. However, some may require disposal offsite. Typical waste arisings include soil, rubble and construction materials. There is also the potential for the removal of contaminated arisings, which cannot be treated on site during the remediation works.
- 6.55 Issues such as the capacity of the waste disposal facilities in the Cherwell District will be examined. The potential for reducing and recycling waste material on-site will also be examined. Any other contaminated waste (including the Japanese knotweed) will be disposed of at a suitably licensed waste management facility.
- 6.56 The proposed development will generate municipal solid waste for recycling or disposal. The EIA will consider the associated impact and the capacity of the local waste facilities.
- 6.57 Waste has been classed as a secondary issue.

Resource	Component	Potential Issue	Source or cause of change	Pathway for change	Receptor	Preliminary Prediction of Significance of Issue			Addressed in ES?
						Importance/ Sensitivity of receptor (1)	Magnitude or Scale of Change (2)	Significance (3)	
WASTE	Waste management	Disposal of waste arisings	Demolition and construction activities	--	Local waste management facilities	Low	Large	Secondary	Y
		Disposal of waste arisings	Commercial and household activities	--	Local waste management facilities	Low	Small	Secondary	Y
		Disposal of any contaminated waste	Demolition and remediation activities	--	Local waste management facilities	Low	Uncertain/ small	Secondary	Y

- (1) Categories = High, Medium, Low, Negligible, (takes into account geographical level of importance).
- (2) Categories = Large, Medium, Small, Negligible.
- (3) Categories = Primary, Secondary, Uncertain, None.

7 Conclusion

- 7.1 From this scoping exercise it has been possible to reach a preliminary view on the primary (or key) environmental issues and those considered of secondary importance. In line with guidance and best practice, greater emphasis will be placed on the key issues during the EIA process. The following table sets out the ranking of the issues.

Preliminary Ranking of the Environmental Issues	PRIMARY ISSUES	SECONDARY ISSUES
	Cultural heritage	Air quality
	Community and social effects	Natural heritage
	Landscape and visual	Ground conditions and contamination
	Hydrology and water quality	Land use
	Traffic and transport	Noise and vibration Waste

- 7.2 Although these issues are described here under separate headings, the EIA will pay close attention to the interrelationship of the various factors, in order to assemble a holistic picture of the likely impacts and mitigation measures. It should also be noted that EIA is an iterative process, enabling matters not recognised at a preliminary stage to be addressed subsequently.
- 7.3 The consideration and ranking of issues in this scoping report is preliminary. The local planning authorities and consultees are invited to comment on the intended scope of the EIA and to highlight any matters which have inadvertently been omitted.
- 7.4 It would be helpful if responses to the document could be sent to Cherwell District Council, and to Terence O'Rourke Ltd in its role as co-ordinator of the EIA. The relevant contact details are as follows:

Mr A Wilson
Cherwell District Council
Bodicote House
Bodicote
Banbury, Oxon
OX15 4AA

Rachel Jones
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth, Dorset
BH7 7DU

APPENDIX A Environmental issues checklist used to guide scoping

Resource		Component		Constn	Oprtn	Notes
AIR AND CLIMATE	Odour					
	Local air quality (criteria pollutants)			✓	✓	Increased traffic – NO ₂ , PM ₁₀
	Local climate effects					
	Air temperature					
	Particulates / dust			✓	✓	Groundworks, increased traffic
	Global air quality					
COMMUNITY AND SOCIAL EFFECTS	Global climate				✓	Domestic heating
	Population profile and density				✓	Increase
	Demography				✓	Change
	Housing				✓	Increased provision
	Employment			✓	✓	Increased provision
	Lifestyle, standard of living				✓	Quality of life
	Education, health & other local services				✓	Education facilities, community facilities / pressure
	Public health & safety					
	Social problems					
	Availability of utility services					
	Local environmental amenity					
	Electromagnetism / radiation					
CULTURAL HERITAGE	Architecture / buildings / structures				✓	Listed buildings in Bicester
	Archaeology / monuments			✓		SAM (offsite), possible finds
	Historic parks and gardens					
	Other historic interest					
LAND AND CONTAMINATION	Geology / geomorphology					
	Earth conservation - geology					
	Earth conservation - geomorphology					
	Mineral resources					
	Ground contamination			✓		Agricultural chemicals
	Soils/agricultural land quality			✓		Loss of agricultural land
LANDSCAPE	Erosion / deposition / stability					
	Landform / topography			✓		Construction work
	Land cover					
	Landscape character			✓	✓	Greenfield to residential
	Landscape quality			✓	✓	Change
	Protected landscapes					
LAND USE	Wilderness					
	Views			✓	✓	Altered views into site
	Agriculture / horticulture			✓	✓	Loss agricultural land
	Forestry					
	Recreation / open space / rights of way				✓	New provision
	Mineral extraction					
	Commerce/retail				✓	New provision
	Industry					
	Residential				✓	New provision
	Health / social / education				✓	New provision
NATURAL HERITAGE	Waste disposal					
	Other (specify)					
	Habitat types			✓	✓	Loss & creation
	Plant communities			✓	✓	Disturbance
	Animal communities			✓	✓	Disturbance
	Individual species			✓	✓	Water voles, otters, bats, badgers and reptiles
	Ecosystem integrity					
	Wildlife conservation					
Resource management				✓	Need for management	
NOISE AND VIBRATION	Natural processes					
	Noise			✓	✓	Construction, traffic
THE WATER ENVIRONMENT	Vibration			✓		Piling foundations?
	The hydrological cycle					
	Surface water quality			✓		Construction runoff, release of any contamination
	Surface water hydrology				✓	Flood risk
	Surface water temperature					
	Groundwater quality			✓		Spills, release of any contamination
	Groundwater hydrology/ recharge					
	Groundwater temperature					
	Coastal / oceanic water quality					
	Coastal / oceanic water hydrology					
TRAFFIC AND TRANSPORT	Coastal / oceanic water temperature					
	Road and junction capacity			✓	✓	Increased traffic
	Infrastructure				✓	New road
	Accident record					
	Pedestrians and cyclists				✓	New links
WASTE	Public transport				✓	Increased use/frequency
	Waste management			✓	✓	Increased waste
	Waste characterisation					

Environmental issue checklist Project: SW Bicester

APPENDIX B

Matrix used to determine the significance of issues.

		Importance/sensitivity of receptor			
		High	Medium	Low	Negligible
Predicted scale or magnitude of effect	Large				None
	Medium	Primary			None
	Small			Secondary	None
	Negligible	None	None	None	None

Key to Environmental Resource Tables -

Including those associated with alternatives

Categories = High, Medium, Low, Negligible (takes account geographical level of importance)

Categories = Large, Medium, Small, Negligible

Categories = Primary, Secondary, Uncertain, None

8 July 2005

Ms R Tibbetts
Conservation Officer Oxfordshire
English Nature Thames and Chilterns Team
Foxhold House
Thornford Road
Crookham Common
Thatcham
Berkshire
RG19 8EL

Our ref: 180601/rj

Dear Ms Tibbetts

**PROPOSED MIXED USE DEVELOPMENT ON LAND SOUTH-WEST OF BICESTER
Town and Country Planning (Environmental Impact Assessment)(England and Wales)
Regulations 1999 – Scoping consultation report**

Countryside Properties Ltd is proposing a mixed use development on land south-west of Bicester. The development would comprise 1,585 dwellings, an element of employment, education facilities, a local centre, recreational facilities and enhanced open space. Details of the proposals and site are included in the enclosed report.

The proposals are of a type listed within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the EIA Regulations) because it is an urban development project in excess of 0.5 hectares (category 10 of Schedule 2). Countryside Properties Ltd has appointed Terence O'Rourke Ltd to manage the environmental impact assessment (EIA) and to prepare an environmental statement (ES) which will accompany the planning application for the proposals.

In line with the EIA Regulations we wish to gain the views of a range of consultees including yourselves on the proposed scope of the EIA. The enclosed report contains our preliminary views of the proposed scope, and how we have reached those conclusions.

It is ultimately for the planning authorities to confirm the scope of the EIA. We would therefore be grateful if you could send any comments on the report to the council and ourselves. We will use the responses to finalise the scope of the EIA, thus enabling us to concentrate on the most important issues.

The contact for the officer in the council who is dealing with this project is:

Mr A Wilson
Principal Planning Officer (Implementation)
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon, OX15 4AA

The EIA Regulations suggest that planning authorities should have five weeks in which to draw together all necessary comments on a scoping report and pass them back to the developer. To assist Cherwell District Council, we would therefore be grateful if you could forward your comments on the document as soon as possible, ideally by *Friday 29 July 2005*.

Countryside Properties Ltd has appointed a number of specialist environmental consultants to work on the EIA. It is possible that you may receive requests for information of a specific and technical nature from members of this team in addition to this request for comments on the scoping report. I would be grateful if you could deal with these matters separately to the scoping process.

If you require any further information or clarification regarding the proposals, please let me know.

I look forward to hearing from you soon.

Yours sincerely

Rachel Jones

Senior Environmental Manager

enc. Scoping consultation report

cc. Tony Wilson, Cherwell District Council
John Oldham, Countryside Properties Ltd

Appendix 2

Summary of scoping opinion and comments received from consultees

**LAND SOUTH-WEST OF BICESTER ENVIRONMENTAL IMPACT ASSESSMENT
SUMMARY OF SCOPING OPINION AND CONSULTEE RESPONSES**

CHERWELL DISTRICT COUNCIL – SCOPING OPINION

The Council has requested further clarification of the area of the site particularly the southern boundary and land east of A41(T). In addition, further information of the proposals should be included and it should reflect the wording of policy H13 and the wishes of Oxfordshire County Council. The Council has also suggested additional consultees to be included at the application stage.

The proposals include a significant provision of employment land and new school and college facilities and these issues should be reclassified as primary. The impact on quality of life should also be primary as the proposal will have significant effects upon the local population, particularly those living north of Middleton Stoney Road.

There are no direct implications for listed buildings arising from the proposal and this issue should be down graded to secondary. The ES should examine the impact of the proposals on the existing conservation areas of Bicester and Chesterton and this is of primary significance.

A Flood Risk Assessment should be undertaken for Pingle and Gagle Brook. The 1 in 100, 1 in 200 and 1 in 1000 year flood envelopes should be assessed. Sustainable methods of surface water drainage should be positively investigated to mitigate discharge of contaminants to adjacent water courses and to control volumes of run off.

The landscape and visual assessment should include reference to views into the site on approaches to Bicester and from more distant viewpoints (eg Graven Hill). The potential to improve views into the site is likely to exist in only limited, local circumstances. The impacts to landscape quality, landform and topography should also be graded primary to match the other impacts under the heading of landscape and visual.

Natural heritage – the significance of all elements under this heading should be primary as a consequence of the significant change envisaged by the proposal. However, the Council does not suggest that the overall environmental topic is raised to a ‘primary’ issue.

The impacts on the character and biodiversity of the hedgerows on-site may be more significant than the minor changes to the structure.

Noise should be reclassified as a primary issue. Residents of Chesterton have expressed concerns about noise generated by M40 traffic. This issue is likely to be prominent during the construction phase and in any completed development. Mitigation measures should be examined in the ES.

With regard to land use, changes to urban activities and built form should be assessed as having primary impacts. This section should also take into account wider policy issues (national and local) behind the identification of the site and its suitability for development. All built elements of the proposal should be considered to have 'primary impacts' (especially the commerce, local centre and community facilities, secondary school) as there would be a very significant change in character on-site. There may also be environmental impacts from uses such as the local centre and public house. The Council suggests raising 'land use' to a primary issue.

Assessment of alternatives – the ES should examine the potential for alternative development solutions within the site and justify the preferred proposal. The document should also consider the suitability of the site for alternative land uses and why the proposal represents the most appropriate solution. The ES should consider alternative sites in and around Bicester as potential solutions to meeting the town's development needs and explain why this proposal best meets these needs.

The ES should assess the provision of open space within this site and its availability in surrounding areas as the level and quality of open space provision is a recognised issue in Bicester.

The additional demands for rail services may have operational implications for stations at Bicester and on the London to Birmingham line.

The scoping opinion makes reference to some specific comments raised by the consultees. These have been covered within the other sections of this table.

CONSULTEE RESPONSES	
Oxfordshire County Council	
Strategic Planning	<p>Land should be reserved for two primary schools and a secondary school. This should be taken into account in the community and social effects chapter.</p> <p>The impact of the development on the local library service, social and healthcare and fire and rescue should be considered.</p>
Highway Authority	No comments
County Ecologist	<p>Landscape – a landscape character assessment (with consideration to Cherwell district’s LAC and OWLS) and visual impact assessment is required.</p> <p>Biodiversity – no wildlife designations at the site, but would require a full ecological survey with reference to any BAP priority habitats / species that are present. Bird / invertebrate surveys particularly butterflies and dragonflies should be included. TV-ERC should be consulted for any existing data.</p> <p>Other issues – an impact assessment of proposals on landscape character / biodiversity resource should be included, applicants should highlight mitigation measures to reduce impact on landscape / biodiversity and compensation for any loss / damage to landscape / biodiversity recourse. The open space strategy should contribute towards landscape character / biodiversity interest of the area. Reference should be made to the OWLS website.</p>
Education Authority	No comments
Rights of Way Officer	<p>There are two footpaths that cross the site. Where they meet the roads running into Chesterton there is little or no provision on the roadside verges for pedestrians and improvements would be needed. Where the paths run through new housing they should be surfaced and lit. Whether cycle provision is provided on these paths will depend on what other cycle provision there is on site. Any barriers to the route should be removed or improved.</p> <p>A new route running in a south-easterly direction linking the paths to the east of Chesterton would be desirable. There is no provision for people towards the western end of the Middleton Stoney Road to access this area. A new footpath / cycleway to link to Chesterton Footpath 1 would be useful.</p>

County Archaeologist	Archaeological evaluation work has been undertaken for a portion of the site and this produced positive results. Further evaluative archaeological work will be required for the remainder of the proposal area and should be undertaken prior to determination.
Cultural Services	No comments
Bicester Town Council	No comments
Chesterton Parish Council	No comments
Environment Agency	<p>Ground conditions – The EA support the issues raised in the scoping report.</p> <p>Hydrology and water quality – the application should include a Flood Risk Assessment (FRA) as part of the site lies within Flood Zone 3 and the scale of the development can generate significant volumes of surface water. Groundwater flooding may also be an issue. The FRA should investigate fluvial flooding for areas located within Flood Zone 3, surface water flooding and groundwater flooding.</p> <p>The EA fully supports the use of SUDS within the development. However, SUDS can have a detrimental impact on the groundwater quality. The ES needs to explore how SUDS can achieve a successful outcome.</p> <p>The ES should investigate and seek to confirm that the proposed development would not affect or be affected by groundwater flow, particularly in areas of high groundwater.</p> <p>The watercourses should not be culverted, a buffer zone should be left on either side of any watercourse and culverted watercourses should be opened up.</p> <p>Natural heritage – adjacent to the smaller parcel of land, east of the A41 (T), is a county wildlife site known as Promise Land Farm, North Meadow. The ES needs to investigate and ensure there will be no detrimental effects to this site.</p> <p>Agree that a phase 1 habitat survey and protected species survey will be required. According to the EA’s records both water voles and native crayfish have been recorded at the site.</p>
English Nature	<p>The ES should include an ecological survey of the site at the correct time of year. It should identify features worthy of retention and enhancement as well as give an indication of what will be lost.</p> <p>All protected species of fauna and flora should be noted, together with national, regional and local rarities. For any protected species found, action programmes for their retention / rescue and translocation</p>

	should be included. Both kingfisher and great crested newts are known to the area. Potential sources of disturbance / pollution should be described e.g. air emissions, site lighting, surface water run off and construction traffic especially impacts of lighting on bats and invertebrates, and fuel spillages, surface water runoff into any nearby water courses.
Highways Agency	Scope of the transport assessment and related environmental aspects should extend to include M40 junction 9.
English Heritage	No comments
Countryside Agency	No comments
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust	Welcome acknowledgement of potential habitat enhancement and the relationship between biodiversity enhancements and provision of open space, but feel magnitude of the change could be high. There is a significant need for habitat creation and to incorporate plans into public open space and landscaping. Developing a network of multi-functional green spaces, or green infrastructure, which can cater for numerous different social, environmental and economic needs is recommended. Would support and recommend the development of a Green Infrastructure Strategy to accompany the proposals.
Royal Society for the Protection of Birds	The proposed development of this scale represents a significant opportunity to create new wildlife habitats, thereby contributing to the targets contained in the Cherwell and Oxfordshire Local Biodiversity Action Plans.
Oxfordshire Badger Group	No comments
Oxfordshire Bat Group	It will be important to maintain to a degree the hedgerows on-site and to ensure the continuation of hedgerows across the site. There are bats in the area (3 species in Chesterton) and they will be using the hedgerows as foraging routes. Tree-planting is suggested as mitigation for the loss of agricultural land arising from the development.
Farming Wildlife Advisory Committee	No comments
Thames Water Utilities Ltd Waste Water	No formal comments. Informally – no change to situation. Sewage treatment works at Bicester cannot handle the development without operational changes or a new treatment works.
Thames Water Utilities Ltd Water Supply	Thames Water will be laying a new main to reinforce the strategic main to Bicester. Developer will be required to fund an impact study to ascertain the level of reinforcement required within Bicester to the distribution network.

	<p>Consideration should also be given to reducing water consumption in new dwellings. Average water consumption is 59m³ per person per year but Thames Water would support reducing this to 40m³. Thames Water also recommends building new homes to an Ecohomes standard of excellent with particular emphasis on reducing internal water use (fitting water efficient WC's, taps, showers and dishwasher and washing machines and installing water re-use systems), reducing external water use by encouraging rainwater recycling for irrigation and car washing.</p>
Banbury Ornithological Society	<p>Suggest retention of few existing copses of mature trees, together with as much hedgerow as possible. Request that Gagle Brook is left 'natural' and spared from any realignment, dredging, concrete or 'other' improvement.</p> <p>The land east of the A41 is one of the most attractive parts of the area with the potential for considerable ornithological interest. It is hoped it can be kept free of bricks and mortar and left inaccessible. Would like to comment on design and proposed maintenance regime of the surface water balancing in due course. They could become useful attractive ornithological features.</p>
Bicester Friends of the Earth	<p>Late comments – arrived 30 August 2005 after scoping opinion issued.</p> <p>Hedgerows should be retained, some will be ancient. Bignall House and grounds are of historic value and add to village of Chesterton. Effect on global climate and healthy boiler, traffic, energy use must be fed into Council's and government data. Provision of open space needed for development and to address shortfall in town. Provision of new facilities must be for new community and town, not to attract traffic from wide area. All development should include water butts, water meters and water conscious gardening information. Local climate effects will be increased, ground level ozone.</p>
Learning and Skills Council	No comments
Network Rail	<p>Given the size and nature of the proposed development, consideration should be given to the impact of the scheme on the operational capacity of the two stations in Bicester. There will be a significant increase in the numbers of people using these stations, in particular commuting to work, which may place additional pressure on existing facilities (such as station car parking) and train services. The developers should consult with Chiltern Railways.</p>

Appendix 3

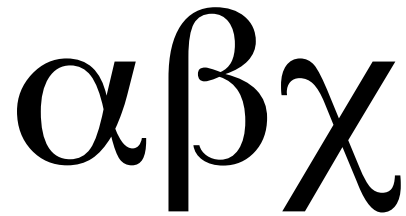
Scoping opinion

Clarification letter

Planning and Development Services

Alan Jones MA (Cantab) DipTP MRTPI
Head of Planning and Development Services

Nigel Evans DipUP MRTPI Planning Policy Manager



Rachel Jones
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*Please ask for **Tony Wilson***

*Our ref **AW/PL1/24/1/10/2/1***

*Your ref **CPR/cjb/1644***

*Direct Dial **01295 221842** Fax **01295 221856** Email **tony.wilson@cherwell-dc.gov.uk***

25 August 2005

BY POST AND E-MAIL

Dear Ms Jones

Non-Statutory Cherwell Local Plan 2011 - Land at South West Bicester Environmental Statement Scoping Report

I write in response to your request for views on the scoping report submitted to the Council on 8 July. I have consulted with relevant colleagues within the Council, at Oxfordshire County Council and with statutory consultees as defined by Circular 02/99: Environmental Impact Assessment, the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and the General Development Procedure Order 1995.

I provide below a schedule of comments in relation to the scoping report. I have referenced them wherever possible to the paragraphs within the document.

Paragraph 2.1

The southern boundary of the site should be more explicitly defined.

Paragraph 2.2

The area of land to the east of the A41 has not been clearly defined.

Paragraph 3.1

The components of the proposal outlined within the document should reflect more accurately the wording of Policy H13 of the Non-Statutory Cherwell Local Plan 2011 (NSCLP). This includes reference to affordable housing (including the percentage to be provided), the extent and type of employment land and hotel provision.

The reference to a link road to the existing Bicester by-pass does not properly reflect the requirements of Oxfordshire County Council. Reference should also be included to the requirement to provide land for two primary schools and a secondary school.

Paragraph 5.8

The list of consultees should be expanded to include the following:

Chiltern Railways, Stagecoach Oxfordshire and National Express (transport issues); Launton, Weston on the Green, Bucknell, Wendlebury and Caversfield Parish Councils; and DEFRA.

Paragraph 6.10

The impact of the proposal on local library services, social and healthcare facilities and fire and rescue services should also be considered.

Page 9 – Community and Social Effects

I would suggest that the significance of the proposals in respect of impacts upon employment and education should be reclassified as ‘primary’ as the overall proposal includes significant provision in terms of employment land and new school and college facilities. Additionally, I would consider that the impact upon quality of life issues should also be reclassified as ‘primary’, as the proposal would have significant effects upon the local population, particularly those living to the north of Middleton Stoney Road.

Paragraph 6.13

The future use of Whitelands Farm will need to be clearly defined if it is to be properly assessed by the ES.

Paragraph 6.15

The ES should include reference to the need for further archaeological investigation across the whole site. This investigation will be necessary following the previous archaeological interest revealed by previous trenching and non-invasive surveys. Any further investigations should be undertaken prior to the determination of any planning application and appropriate mitigation measures agreed.

Page 11 – Cultural Heritage

I would suggest that the significance of effects upon listed buildings should be reduced to ‘secondary’ as there are no direct implications arising from this proposal. However, I feel that the ES should include reference to the impact of the proposal on existing conservation areas in Bicester and Chesterton. This element should be given ‘primary’ significance.

Paragraph 6.25

Sustainable methods of surface water drainage should be positively investigated in order to mitigate the discharge of contaminants to adjacent watercourses and to control overall volumes of run-off.

Flood Risk Assessments should be undertaken with regard to the Gagle Brook and Pingle Stream. As identified in the scoping report, it is thought that the risk of flooding from these watercourses is low; however, the 1 in 100, 1 in 200 and 1 in 1000 year flood envelopes should be assessed for reference purposes. Groundwater flooding may also be an issue where groundwater levels are high; this should be investigated within the ES.

A part of the site also lies within Flood Zone 3 (high risk 1 in 100 year flood risk). The Flood Risk Assessment should therefore fully investigate fluvial, surface water and groundwater flooding in this area

Paragraph 6.27

The examination of the operation of Sustainable Urban Drainage (SUD) on the site is welcomed and further guidance is available from the Environment Agency. The implementation of SUD can have negative impacts upon groundwater quality; therefore the

ES should examine how SUD can be achieved without detriment to either factor. With regard to groundwater flow, the ES should demonstrate that development does not affect, or is affected by groundwater flows.

Paragraph 6.28

While the Environment Agency is not aware of other watercourses within the site, if others are discovered, they should not be culverted. Any new watercourse should be set within an appropriate buffer zone and any culverted watercourses should be opened up and included as a feature within the site.

Paragraph 6.31

The ES for the site should also include a landscape and visual assessment of the impact of the proposals, with particular reference to views into the site on the approaches to Bicester and from more distant viewpoints (e.g., Graven Hill).

Paragraph 6.32

The B4030 has been incorrectly classified as an 'A' road.

Paragraph 6.33

The paragraph refers to the potential of the development to improve views into the site. I would consider that such potential exists in limited local circumstances and that such a general statement is inappropriate. Again, the views into the site should be assessed as part of a wider landscape and visual assessment that should form part of the ES.

Page 17 – Landscape and Visual

The table lists the significance of the impacts of development on Landscape Quality and Landform and Topography as 'secondary'. I would hold the opinion that these impacts should be graded as 'primary', to match the significance of other impacts within this heading.

Paragraph 6.36

While there may be potential for 'minor changes' to existing hedgerows and woodland on site, the implications for the character and biodiversity of these areas may be more significant.

Paragraph 6.39

The report classifies the land use effects of the proposal as a 'secondary' issue. While recreational land, footpaths and open space uses could reasonably be assessed as having 'secondary' impacts, more urban activities and built form should be assessed as having 'primary' impacts.

Page 18 – Land Use

This section should also take into account wider policy issues (national and local) behind the identification of the site and reasons for its suitability for development of this type.

Page 19 – Land Use

The classification of the impacts of commerce, local centre and community facilities as 'secondary' impacts is not considered appropriate. While these elements are only relatively small components within the overall proposal, they do constitute a significant change in the use of the land, from agricultural to urban use. The proposed secondary school is likely to be a significant building in its own right and this is likely to have a significant social and physical impact, particularly if it is located on the periphery of the development area. All built elements of the proposal should be considered to have 'primary' impacts as there would be a very significant change in the character of this site. There may also be environmental impact from uses such as the local centre and public house.

Paragraph 6.40

The ES should be supported by appropriate surveys, undertaken during relevant time periods to establish the presence of all protected species. For example, although kingfishers and great crested newts have not been specifically identified on site, they are known to exist in the Bicester area.

The ES should also incorporate a landscape character assessment with cross reference to the Oxfordshire Wildlife and Landscape Survey (OWLS). Further guidance is available from Oxfordshire County Council.

The scoping report identifies the need to survey for protected fauna and identifies the key species. It would be beneficial if the ES could also incorporate surveys of bird and insect life, particularly butterflies and dragonflies. Action programmes for the retention or relocation of protected species should also be included within the ES. The methodologies for any investigations, surveys or mitigation measures should also be included and all source material included within a reference section.

The scoping report considers the impact of development on existing habitats and species. However, the ES should also consider the potential for the creation of new habitats and increase biodiversity within the proposed development site. The County Ecologist will be able to provide advice on the scope and relative priority for habitat creation.

A County Wildlife Site (CWS), North Meadow, Promised Land Farm is located east of the A41. While this site is beyond the proposed development area, the ES should demonstrate that there will be no detrimental effects arising from the proposal.

The Natural Heritage section notes that further survey work will be undertaken to establish the nature and extent of such resources. For information, the Phase 1 Ecological Survey undertaken in 2001 identified a number of important features within the site; these included, rush pasture and stream, species rich hedgerows, mature trees and a number of copses (the southern most copse is of particular value). A subsequent invertebrates survey undertaken by the Council considered that the site had low interest for invertebrates.

Page 21 – Natural Heritage

I would consider that the significance of impacts for all elements within this heading be reclassified as ‘primary’ as a consequence of the significant change envisaged by the proposal.

Noise and Vibration

I would consider that this issue should be reclassified as ‘primary’. Residents of Chesterton have expressed concerns about noise generated by M40 traffic; therefore, this issue is likely to be prominent during the construction phase and in any completed development. Mitigation measures should therefore also be examined as part of the ES.

Paragraph 6.49

The ES and Transport Assessment should extend to the consideration of impacts at Junction 9 of the M40.

The site is also crossed by two footpaths. The ES should consider how these rights of way can be properly integrated into an extended pedestrian network and assess the impacts upon those who use them. The rural character of footpaths should be preserved as much as possible within the development proposals.

Paragraph 6.52

The creation of a significant new residential area is likely to create additional demands for rail services which may have operational implications at stations in Bicester and on the London-Birmingham rail line. The ES should address the likely implications for this infrastructure.

Other Matters**Assessment of Alternatives**

The ES should examine the potential for alternative development solutions within the site and justify the preferred proposal. The document should also consider the suitability of the site for alternative land uses and why the proposal represents the most appropriate solution.

The ES should consider alternative sites in and around Bicester as potential solutions to meeting the Town's development needs and explain why this proposal best meets these needs.

Open Space

The ES should assess the provision of open space within the site and its availability in surrounding areas as the level and quality of open space provision is a recognised issue in Bicester.

I hope that you will find these comments useful. Please let me know if you require any additional clarification.

Yours sincerely

Tony Wilson
Principal Planning Officer (Implementation)

Cc Duncan Chadwick, Bob Duxbury, Linda Rand, Jenny Barker, Sharon Whiting, Philip Rolls, Judith Ward, Rob Lowther, Tony Brummell, CDC
Linda Currie, Howard Cox, Tony Clark, OCC

Appendix 4

Responses received from consultees

Rachel Jones
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
Dorset
BH7 7DU

Our ref: BW9.1.4.1

Your ref: 180601/rj

27 July 2005

Dear Ms Jones

**PROPOSED MIXED USE DEVELOPMENT ON LAND SOUTH-WEST OF BICESTER
Town and Country Planning (Environmental Impact Assessment) (England and Wales)
Regulations 1999 – Scoping consultation report
Application No: 180601/rj**

Thank you for your letter of 8 July 2005, received in this office on the 11 July 2005 regarding the above application.

The proposed development is unlikely to have a direct impact on sites designated for nature conservation; however, wider nature conservation sensitivities must be given full and thorough consideration. The scope of environmental issues provided would appear to be satisfactory. However I have laid out below some general pointers as to what we would expect an Environmental Assessment to include which you may find useful.

- An ecological survey of the proposal site carried out during the appropriate time of year. This should detail those features worthy of retention and enhancement on site as well as give an indication of what will be lost as a consequence of the development.
- All protected species of fauna and flora on site should be accounted for, together with national, regional and local rarities. The Environmental Assessment should include surveys for protected species carried out in accordance with current best practice. For any such species found, action programmes for their retention/rescue/translocation should be included. I note that both Kingfisher and great crested newts are known to the Bicester area.
- The Environment Agency should be consulted over potential effects of the proposed development on its areas of responsibility.
- Potential sources of disturbance and/or pollution should be described, such as air emissions, site lighting, surface water runoff, and construction traffic. These can each have an impact both on wildlife and the environment in general. Of particular concern are the impacts of lighting on bats

and invertebrates, and fuel spillages/surface water runoff into any nearby watercourses. Measures for mitigation should be recommended, where adverse impacts are envisaged.

- For any investigation carried out, the methodology known to be most useful and effective for any particular study should be used. If it is not explained in full in the text, then both this and the analysis of results should be made available at a named source. The methodology used for species surveys and the results should always be included within the Environmental Statement.
- Conclusions should remain impartial rather than favour any particular outcome of the Environmental Assessment. They should be based upon the evidence found within the scope of the Environmental Assessment, rather than upon unsubstantiated opinion.
- Any source material should be referred to and listed in a reference section. Where data has not or cannot be obtained, for whatever reason, this should be explained in the text and no conclusions reached in its absence.

I hope these comments are useful, please do not hesitate to contact me if I can be of further assistance.

Yours sincerely,

Sarah Mansbridge
Assistant Conservation Officer

Mr A Wilson
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

13 July 2005

Dear Mr Wilson

Proposed mixed-use development on land SW of Bicester – EIA Scoping Report

Consultants acting for Countryside Properties Ltd in the above matter have invited the RSPB to comment on the proposed scope of the Environmental Impact Assessment. We were asked to address our comments to you.

The scope of the EIA as it relates to *existing* biodiversity interest on the site appears satisfactory. However, we consider a proposed development of this scale represents a significant opportunity to create *new* wildlife habitats, thereby contributing to the targets contained in the Cherwell and Oxfordshire Local Biodiversity Action Plans (LBAPs).

Therefore, in addition to assessing the potential to 'enhance existing habitats on site' as set out in the 'Natural Heritage' table on p.21 of the report, the EIA should specifically address the potential to create new wildlife habitats and contribute to LBAP targets. Craig Blackwell, Oxfordshire County Ecologist, should be asked to advise on the scope and relative priority for delivering specific habitat targets through this development.

I trust these comments are of assistance to you.

Yours sincerely

Colin Wilkinson MRTPI
Planning & Local Government Officer

CC. Rachel Jones, Terence O'Rourke Ltd

Subject: Re: Land South-West of Bicester [Virus Checked]
Date: Thursday, August 11, 2005 11:04:28 am
Sender: Jo Griffiths <jo.griffiths@torltd.co.uk>
From: Karl.Tuchscherer@thameswater.co.uk
To: Rachel Jones <rachel.jones@torltd.co.uk>
Cc: tony.wilson@cherwell-dc.gov.uk

Rachel,

with reference to the report for the above I can comment as follows:

Thames Water will be laying a new main to reinforce the strategic to Bicester, however the developer will be required to fund an impact study to ascertain the level of reinforcement required within Bicester to the distribution network.

Consideration should also be taken into account in terms of reducing water consumption in new dwellings we would advise as follows:

The average water consumption per person per year in the Thames Water region is currently about 59m³. We would support reducing the average water use in new homes to 40m³ per person per year, or in terms of building use, 40m³ per bedspace per year.

We would recommend that, in the absence of a finalised Government 'Sustainable Code for Buildings', new homes be built to a BREEAM EcoHomes standard of 'Excellent', with particular emphasis on:

(i) reducing internal water use (through the fitting of water efficient WC's, taps, showers, dishwasher and washing machines, as well as the installation of water re-use systems) and

(ii) reducing external water use by encouraging the recycling of rainwater for irrigation purposes, and car washing.

Regards

Karl Tuchscherer
Network Coordinator
Thames Water

A family of four can save 220 buckets of water a month by turning the tap off when they brush their teeth.
Water is precious: It's the non-rainy days we all need to save for.

RWE Thames Water plc, Registered Office Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB.
Registered No. 2366623. This e-mail is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of RWE Thames Water plc or its subsidiaries. If you are not the intended recipient of this e-mail you may not copy, use, forward or disclose its contents to any other person ; please notify our Computer Service Desk on +44 (0)118 9593587 and destroy and delete the message and attachments from your system.

For more information on RWE Thames Water visit our web site at <http://www.rwethameswater.com>

Subject: Land SW of Bicester - scoping
Date: Friday, August 12, 2005 4:39:01 pm
Sender: Jo Griffiths <jo.griffiths@torltd.co.uk>
From: Rachel Jones <rachel.jones@torltd.co.uk>
To: Tony Wilson <tony.wilson@cherwell-dc.gov.uk>
Cc: Jeff Picksley <jeff.picksley@torltd.co.uk>

Dear Tony

For your information, Oxfordshire Bat Group called with comments on the scoping report. The comments are as follows.

It will be important to maintain to a degree the hedgerows on-site and to ensure the continuation of hedgerows across the site. There are bats in the area (3 species in Chesterton) and they will be using the hedgerows as foraging routes. Tree-planting is suggested as mitigation for the loss of agricultural land arising from the development.

Please call if you need any further information.

Regards
Rachel Jones

--

Terence O'Rourke
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Subject: Re: Land South-West of Bicester
Date: Wednesday, August 10, 2005 12:22:09 pm
Sender: Jo Griffiths <jo.griffiths@torltd.co.uk>
From: Tom Munro <tom.munro@fwag.org.uk>
To: Rachel Jones <rachel.jones@torltd.co.uk>
Attachments: Text10.htm (2KB)

Rachel

Thanks for your reminder - I have been on holiday. I have consulted with my colleague who knows the area better than I. In terms of what the EIA will cover, from our point of view I think it is comprehensive.

Regards

Tom

Tom Munro
Farm Conservation Adviser
Berks, Bucks & Oxon Farming & Wildlife Advisory Group
Unit 11, Blenheim Business Park
Long Hanborough
Oxon OX29 8LN
01993 886568

----- Original Message -----

From: Rachel Jones
To: tom.munro@fwag.org.uk
Sent: Monday, August 01, 2005 12:19 PM
Subject: Land South-West of Bicester

Dear Tom

For your information, we sent an environmental impact assessment (EIA) scoping report to the Farming Wildlife Advisory Group for comments. This document was concerned with a site on land south-west of Bicester.

We would be grateful if you could confirm whether you received the document and to let me know if you have any comments on the proposed scope of the EIA.

Thank you very much for your time.

Regards

Rachel Jones.

- -

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Subject: Land SW of Bicester Scoping Report
Date: Monday, August 8, 2005 2:02:05 pm
Sender: Jo Griffiths <jo.griffiths@torltd.co.uk>
From: Rachel Jones <rachel.jones@torltd.co.uk>
To: Richard Hutchings <richard.hutchings@wspgroup.com>

Dear Richard

For your information, we have had a response from the Highways Agency to the EIA scoping report for the mixed use development at land SW of Bicester.

It states that they have no comments on the report except that the scope of the transport assessment and related environmental aspects should extend to include M40 Junction 9. The nearest roads for which the Highways Agency is responsible are the M40 and A34. The letter was received from Douglas Rounthwaite, wing 4c, Federated House, Dorking.

We are expecting to receive the scoping opinion from Cherwell District Council early next week. Comments from the highways authority are still outstanding. I will forward a copy of the scoping opinion and the related letters to you in due course.

Please call if you need any further information

Regards
Rachel Jones

--

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