Bicester Phase 1

Housing number increase

Environmental statement Technical appendix A: Screening

March 2013

Technical appendix A

Terence O'Rourke
Planning | Design | Environment

Countryside Properties
(Bicester) Ltd

Screening frontispiece

1.1 The development proposed through this new outline application will only come forward as part of the consented outline application for South West Bicester. In the process of discussing the proposals with Cherwell District Council (CDC) it was confirmed that any application submitted in the context of seeking permission for an additional hundred dwellings at the South West Bicester site would be subject to EIA as it would be necessary to consider the proposal in the context of the site wide consented outline scheme.

1.2 No formal screening or scoping request was submitted for this application. A screening request was submitted on 5 April 2012 for the Section 73 application (to be withdrawn). CDC issued a detailed screening opinion, which included an outline of the scope of the ES. This screening opinion is considered to be applicable to the scope of this new ES. Both the screening request and screening opinion are contained within the second part of this technical appendix (A).

1.3 The screening request set out that the Section 73 application sought to increase the maximum number of dwellings by up to 100 units across the site bringing the total to 1,685 (excluding 11/01502/OUT). It highlighted that this increase would be within the parameters set out in the 2006 outline application and associated ES: the majority of the site being of up to 2.5 storeys (maximum height of 9 m) with a road frontage of up to 3.5 storeys (11.5 m), and maximum heights around the local centre of 4 storeys (14.5 m).

1.4 It also noted that the small increase in unit number would not alter the densities set out in the building density parameter plan which was assessed through the 2006 ES (as shown in figure 3.2a in technical appendix B). The building density parameters for this application are shown in figure 2.3, are within the parameters set out in the 2006 ES and take into account the detailing set out in the approved design code.

1.5 The screening request went on to review the 2006 ES and set out where the proposed change to the total unit number was considered likely to alter the conclusions.

1.6 The screening opinion (25 April 2012) from CDC advised of the following:

- An ES was necessary in respect of the outline application (06/00967/OUT) on the basis that a development of that size and nature would have significant environmental effects, as the proposal is to exceed the consented dwellings (up to 1,585 dwellings)
- The need to consider the cumulative effect of the proposal for an additional 100 dwellings together with the 46 dwellings granted on the reserved school site
- The age of the original ES giving rise to concerns about the validity of the baseline (changes on the site and within the Bicester area)

1.7 CDC accepted that some of the issues considered under the 2006 ES are unlikely to change with the additional development proposed, and specified the issues that needed to be updated and re-assessed in the Section 73 ES as:

i) Hydrology and water quality (including flood risk assessment and drainage)
ii) Social and community effects
iii) Traffic and transport
iv) Air quality (related to changes in traffic and transport)

v) Natural heritage

1.8 As this scope of the proposals remain the same for this new application as for the Section 73 application (that is to be withdrawn), the screening opinion issued by CDC on the 25 April 2012 is considered to be relevant to this application.

1.9 Accordingly, this new ES considers hydrology and water quality, social and community, traffic and transport, air quality and natural heritage.

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Cherwell District Council
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Banbury
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OX15 4AA

5 April 2012

Our ref: 180601

Dear Linda

Proposed section 73 application for residential development land to the south west of Bicester

Screening Request under Town and Country Planning (Environmental Impact Assessment) Regulations 2011

I write on behalf of Countryside Properties regarding the proposed section 73 application to vary condition 16 of the South West Bicester mixed-use scheme (application number 06/00967/OUT) that was granted outline planning consent in June 2008. Please find enclosed three copies of our request for a screening opinion.

The request has been prepared in accordance with the requirements of the 2011 Regulations. Our interpretation has suggested that the proposed development falls within Schedule 2 of the Regulations providing for urban development projects.

We are aware that you are familiar with the 2011 Regulations and such requests, and our experience suggests that a fully comprehensive approach to screening is useful in ensuring openness and transparency, particularly bearing in mind the requirement to place your decision on the public register. We hope that the format of the request is helpful in this respect and would be happy to discuss the screening process undertaken if required.

We look forward to receiving your consideration of the aforementioned request and confirmation of whether environmental impact assessment will be required for this application. We also request your confirmation of whether officers have delegated powers to determine such a request.

Planning
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I look forward to hearing from you in due course.

Yours sincerely

pp

Jo Baker
Senior Environmental Manager

Enc 3 copies of the EIA screening request

Cc	Steve Price	Countryside Properties (Bicester Ltd)
	Tom Whild	Terence O'Rourke Ltd

Request to Cherwell District Council for an opinion on the need for EIA for the proposed section 73 application for residential development at land to the south west of Bicester.

Submitted by Terence O'Rourke Ltd on behalf of Countryside Properties

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1 Introduction

1.1 This report is submitted to Cherwell District Council (CDC) as a request for an opinion on the need for environmental impact assessment (EIA) in connection with the proposed section 73 application to vary condition 16 of the South West Bicester mixed-use scheme (application number 06/00967/OUT), that was granted outline planning consent in June 2008.

1.2 The site boundary for this section 73 application is shown in figure 1, and is the same as that of the consented outline scheme (master plan shown in figure 2).

1.3 This screening report considers this proposed variation of the planning condition 16 of consented application 06/00967/OUT, which limits the total number of dwellings. The potential implications of the additional dwellings (up to 100) on the conclusions of the environmental statement (ES) submitted in support of the outline planning consent are considered.

1.4 This request is made in accordance with the screening procedures laid out in Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, hereafter the EIA Regulations.

1.5 This request for a screening opinion has followed the Department of the Environment, Transport and the Regions (DETR) Circular 02/99, which provides guidance on the application of EIA in England and Wales. The revised screening procedures set out in the Department of Communities and Local Government draft Amended Circular on Environmental Impact Assessment (2006) were considered, but as these are not yet adopted, the existing guidance in Circular 02/99 was followed.

1.6 The structure of this report is as follows:

- Site description
- Proposed variation in condition 16
- Application of the screening process to the proposed variation of condition 16
- Conclusions

Background

1.7 The approved South West Bicester mixed-use planning application included an environmental statement (ES) considering the potential impacts of the

submitted scheme (master plan in figure 2). This ES assessed a number of parameter plans, including land use, building heights, and building density (density shown in figure 3). The description of the proposed development included reference to 1,585 dwellings, which in turn was written into the conditions of the planning consent.

1.8 Following the approval of the outline application for the wider mixed-use scheme and the commencement of build out, Countryside Properties revisited the viability of the scheme. As part of this process CDC and Oxford County Council (OCC) confirmed that a second primary school was not required and that land previously shown as 'potential land for a primary school' (the reserved school site) was released for up to 46 additional residential units. This discrete development brought forward through application 11/01502/OUT that was consented in July 2011.

1.9 The overall density of the outline scheme was also revisited. It was concluded that an increase of up to 100 dwellings across the site was appropriate in terms of optimising land use whilst remaining within the density parameters set out in consented application 06/00967/OUT. This increase in dwelling number is the subject of this section 73 application.

2 Site description

2.1 The 117.6ha site is located to the south west of Bicester on the Whitelands Farm land holding. The site was originally agricultural land, with hedgerows and several small woodland areas. The site is bounded on the north by Middleton Stoney Road (B4030) and to the east by the A41 Oxford Road. The southern site boundary is formed by the perimeter road, which was consented as part of the original outline application and subsequent reserved matters, and has now been built out.

2.2 Whitelands Farmhouse and farm complex is located just outside of the application boundary on the west.

3 The proposed variation of condition

3.1 The proposal is to vary condition 16 of consented application 06/00967/OUT. Condition 16 states:

That not more than 1,585 dwellings shall be accommodated on the site.

Reason – The environmental statement has assessed the impact of a development of up to 1,585 dwellings and demonstrate that a development of that scale will not have significant adverse effect. The development is therefore limited to the assessed development to ensure no impact occurs that has not been subject to assessment and to comply with Policy G2 of Oxfordshire Structure Plan 2016.

3.2 This section 73 application will seek to increase the maximum number of dwellings by up to 100 units, which will be introduced across the site, bringing the total to up to 1,685 (this excludes 11/01502/OUT).

3.3 The proposed increase in dwelling numbers will be within the parameters set out in the 2006 outline application and associated ES, which allows for a range of building heights: the majority of the site being of up to 2.5 storeys (maximum height of 9m) with a road frontage of up to 3.5 storeys (11.5m), and maximum heights around the local centre of 4 storeys (14.5m).

3.4 The small increase in unit numbers will also not alter the densities set out in the building density parameter plan which was assessed through the 2006 ES (as shown in figure 3). This sets the density of the southern and western areas (and the far north east corner) as 30-35 units per ha, with the majority of the remaining residential development with a density of 35-40 units, except residences close to the local centre which will be at a density of 40-45 units per ha.

4 Applying the screening process to the proposed development

4.1 The EIA Regulations are applied to certain types of development that may have significant effects on the environment. Various development types are categorised in the EIA Regulations as schedule 1 or schedule 2 development, with the nature of the proposals, their location and their scale being the determining factors.

4.2 The first stage of the EIA screening process is to determine whether the proposals are listed under schedule 1 or schedule 2. Development listed under schedule 1 of the EIA Regulations must be subject to EIA, while development listed under schedule 2 potentially may be subject to EIA, depending on whether it is likely to have significant effects on the environment.

4.3 In the case of schedule 2 projects, the location of the development must be examined to determine if it is a sensitive area. This is defined in the EIA Regulations as including sites of special scientific interest, national parks, areas of outstanding natural beauty, world heritage sites and scheduled monuments. If the site is classed as a sensitive area and the proposals are likely to have significant effects on the environment, then an EIA is required.

4.4 If the site is not in a sensitive area, the next stage in the screening process is to assess whether the proposals fall below a set of exclusive thresholds for that particular type / class of project. These are attributes (e.g. size of the site, production / output, capacity of a facility) of a type of development, under which EIA generally is not required. If the development does not fall below the exclusive threshold then it is a schedule 2 development, and the next stage is to assess if it is likely to have significant effects on the environment.

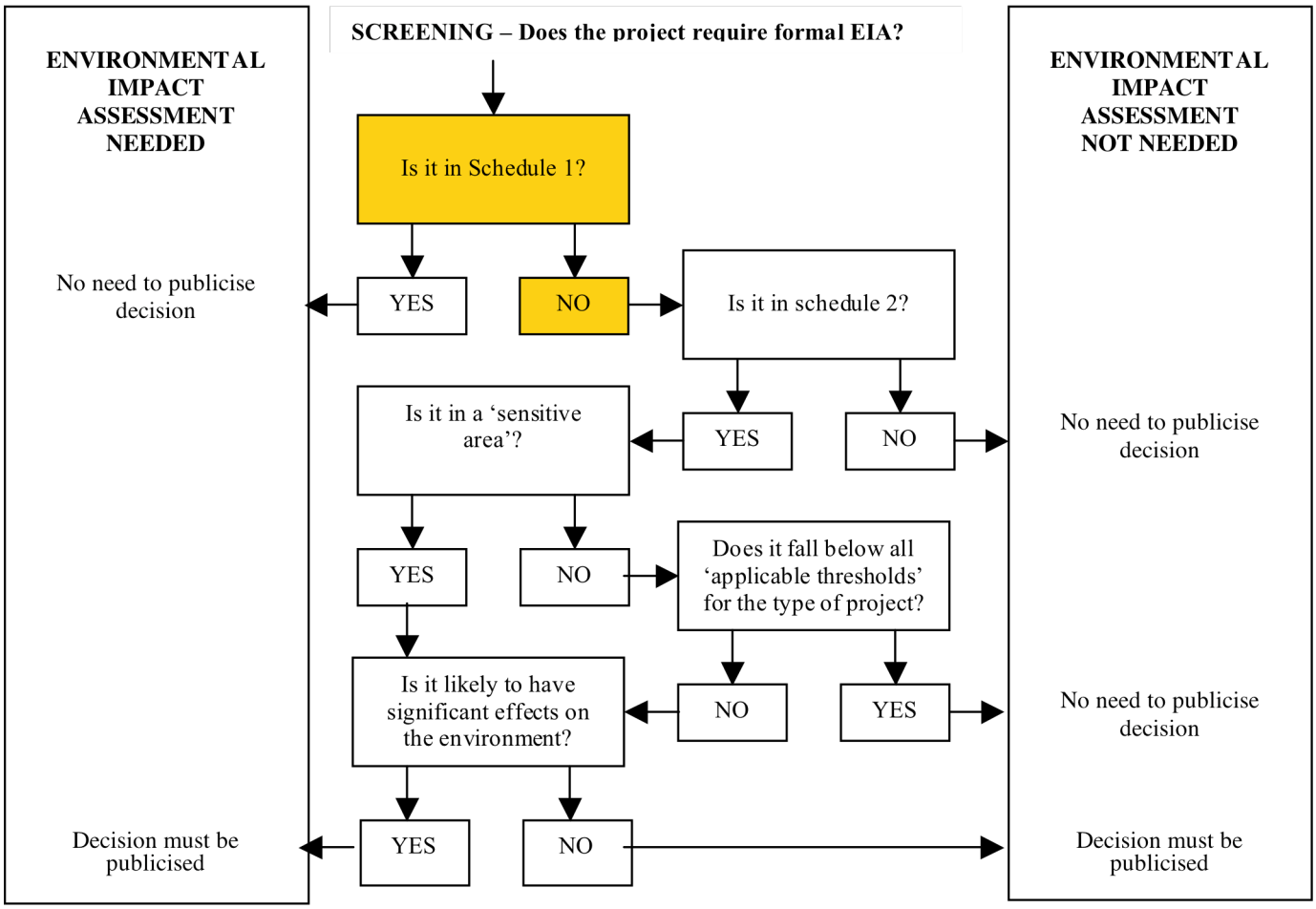
4.5 If it is concluded that significant environmental effects are likely, then an EIA is required. This decision can be reached by considering the nature, size and scale of the proposals in combination with the location of the development. Cumulative implications are also considered in the determination of likely significant effects.

4.6 This report follows the above screening process to aid the local planning authority in determining whether an EIA is required for the proposed development. The flow chart from the Circular 02/99 has been used as a guide to the various stages of the process.

4.7 This screening report considers a relatively small proposed development (up to 100 dwellings), but in the context of a change to a more substantial outline consent. Therefore it is appropriate for the process of EIA screening to consider the total development that could be consented through the section 73 application, which would be the consented outline scheme (1,585 dwellings) plus up to 100 new units, giving a total of 1,685 dwellings over the 117.6ha site (not including the reserved school site application 11/01502/OUT).

Schedule 1

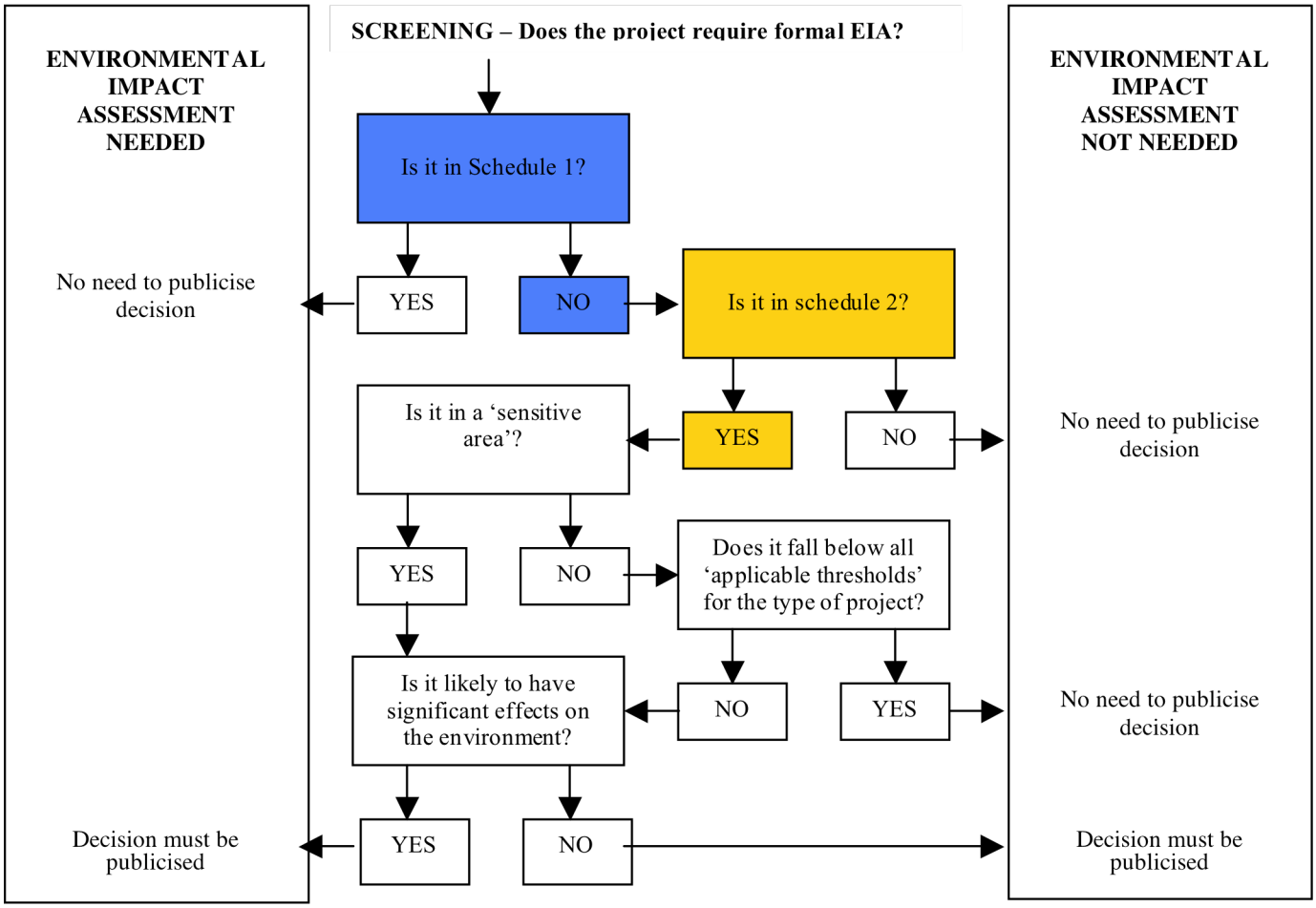
4.8 The development proposals are not listed under schedule 1 of the EIA Regulations. Therefore, the requirement for EIA is not mandatory.



Schedule 2

4.9 If the proposals do not fall under schedule 1 of the EIA Regulations, the development may be listed under schedule 2. Where development is listed under schedule 2, an EIA is more likely to be required if the site is located in a sensitive area, or the size of the development exceeds the applicable threshold, such that significant environmental effects may result.

4.10 Although residential schemes are not specific mentioned in any category under Schedule 2 of the EIA Regulations, it is widely accepted that they fall under Section 10(b), *Infrastructure Projects.*

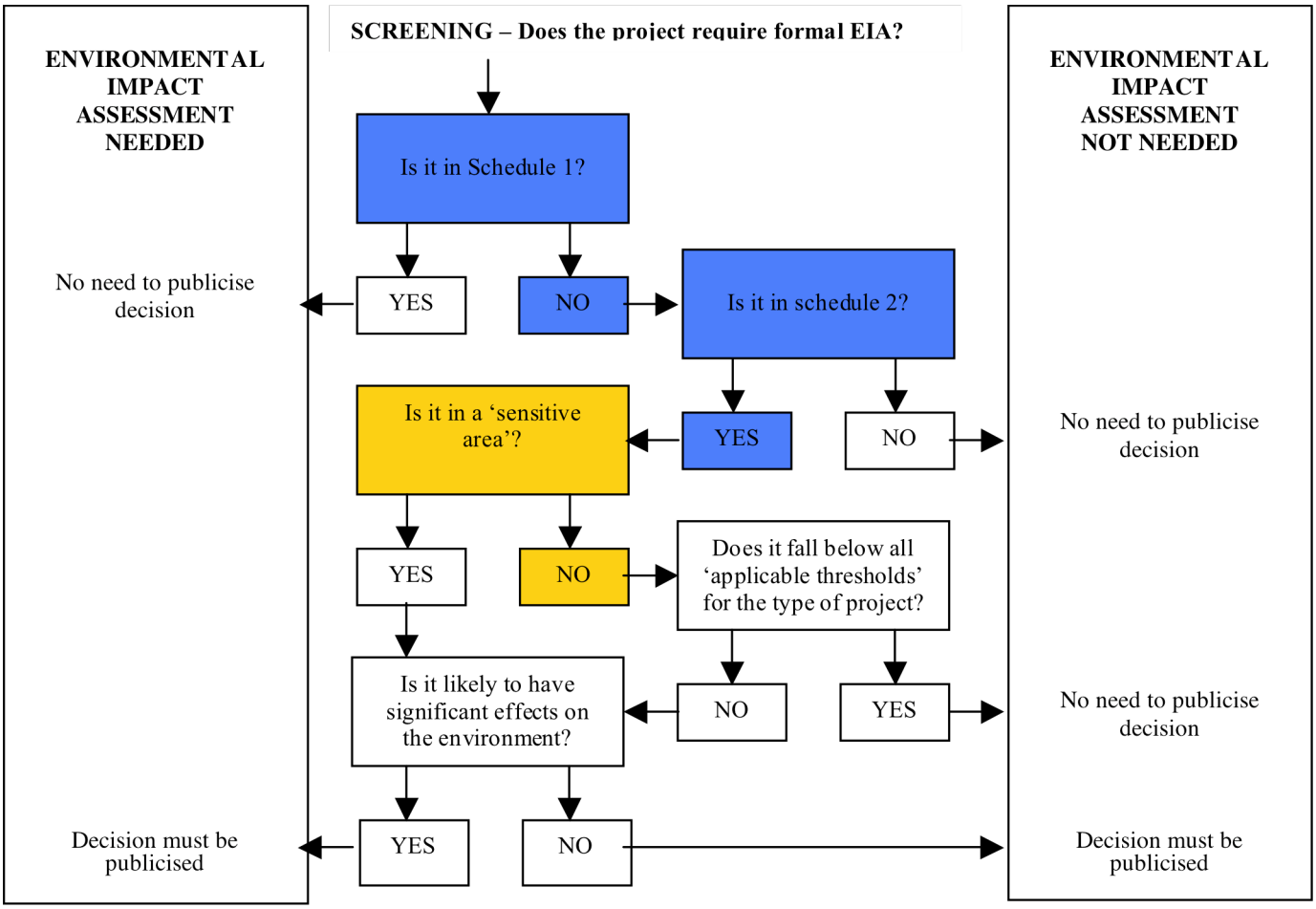


Sensitive areas

4.11 Where a development is listed under schedule 2, the next stage is to identify whether the development is located in a 'sensitive area'. Sensitive areas defined in the EIA Regulations include:

- Sites of special scientific interest and their consultation areas
- Land under nature conservation orders and international conservation sites
- National parks (including the Broads)
- Areas of outstanding natural beauty
- World heritage sites
- Scheduled monuments

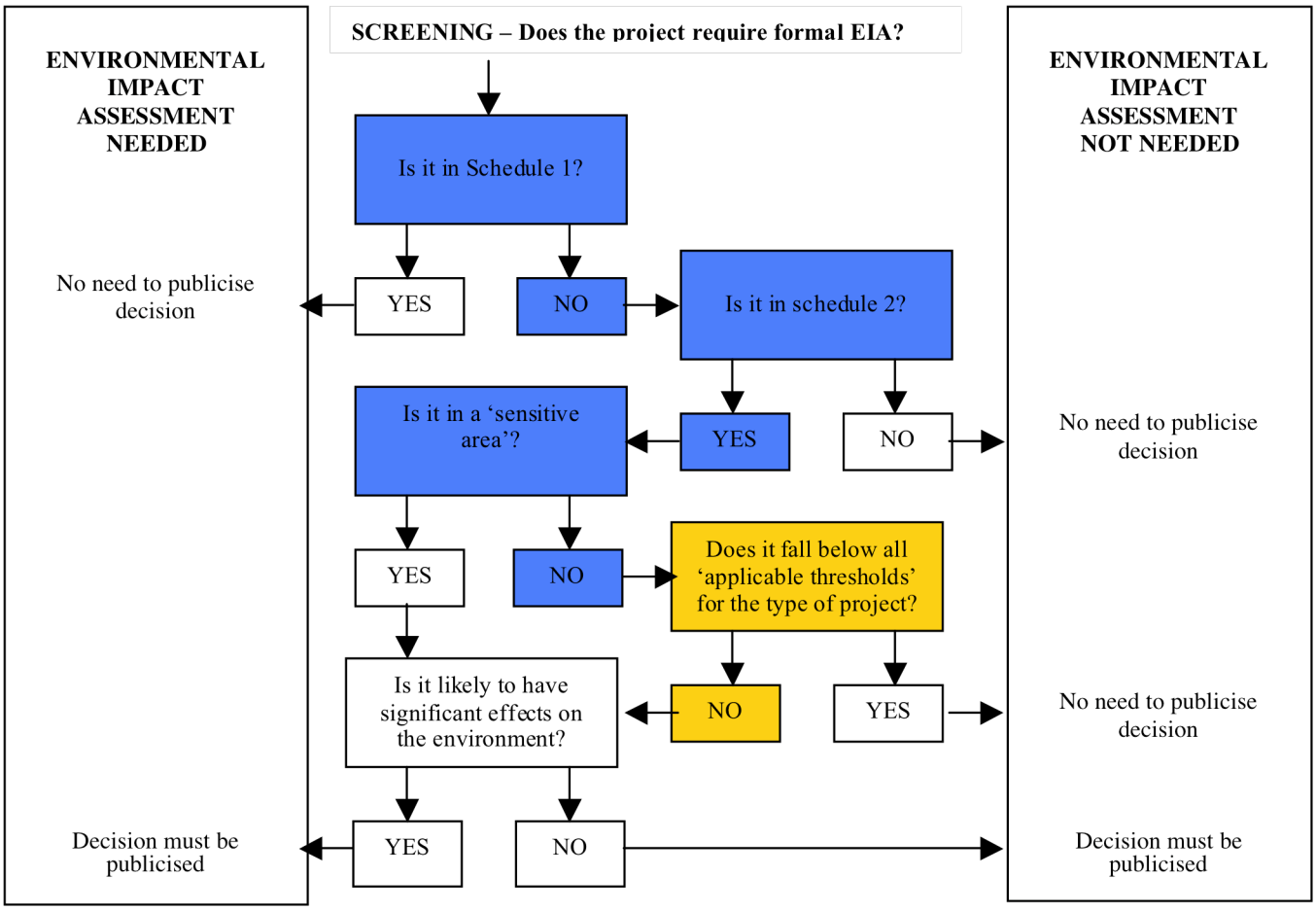
4.12 None of the designations listed above is applicable to the site or the nearby area. The site is therefore not located in a 'sensitive area', as defined in the EIA Regulations.



Exclusive thresholds

4.13 When a proposed development is listed in schedule 2 and not sited in a sensitive area, the exclusive thresholds of the project need to be examined. The EIA Regulations define the applicable threshold for the proposals (schedule 2, paragraph 10(b) Infrastructure Projects) as being a development area greater than 0.5 hectares.

4.14 The proposal exceeds the area threshold, as the site itself is approximately 117.6 hectares in extent. Therefore, the proposals are defined as schedule 2 development. The requirement for EIA now rests on whether the proposal will have significant environmental effects.



Potential for significant effects

4.15 The DETR Circular 02/99 provides guidance on the size and scale of the various types of schedule 2 developments that may result in significant effects on the environment, thus requiring EIA. This is done through the use of indicative thresholds.

4.16 The Circular states that when determining whether significant effects are likely to occur for Section 10(b) developments the following need to be considered.

1. The scale of the development.
2. Potential increases in traffic, emissions and noise.
3. That developments proposed for sites that have not previously been intensively developed are more likely to require EIA if:
   a) The site area of the scheme is more than 5 hectares.
   b) It would provide a total of more than 10,000 m^2 of new commercial floorspace.
   c) The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

4.17 The Circular notes that EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level contamination.

4.18 The remainder of this report considers the potential environmental effects of the proposal in the context of the outline consent. The conclusions of the 2006 ES have been reviewed and the potential implications in the change in overall residential unit number have been considered.

4.19 The site has not been previously developed, although it has outline planning consent for a mixed-use scheme. As the variation to the condition would only be relevant if the outline development takes place, the consented scheme is considered to be the future baseline. The proposed variation of condition would not provide any new commercial floor space. The site was previously considered as a non-urbanised area, although the commencement of the build-out of the consented South West Bicester scheme has altered this, such that the site now forms the new urban edge of Bicester. As the proposal is for up to 100 additional dwellings, taking the overall unit number up to 1,685, compared with a consented future baseline of 1,585, the development is not considered to have a significant urbanising effect. The potential increases in traffic, emissions and noise are considered in the following section of this report.

Potential key issues

Traffic and transport

4.20 The proposed additional units will generate a low level of traffic during construction (including HGV movements) and post construction (vehicles related to the residential properties).

4.21 WSP undertook a traffic assessment as part of the wider outline consented scheme in addition to an ES chapter. The ES chapter set out the key implications of the development on the local highway network and examined the environmental factors such as pedestrian amenity, severance, safety and driver delay. The ES concluded a number of beneficial and adverse residual effects.

4.22 The reserved matters application (09/00174/REM) for the first 480m of the internal spine road and the new access roundabout onto Middleton Stoney Road was consented in March 2010. All other major transport infrastructure associated with the South West Bicester application has also received reserved matters consent.

4.23 WSP has undertaken a preliminary assessment of the residential traffic for the proposed additional dwellings against a 2014 traffic baseline (growthed up from 2009 flows and inclusive of the consented phase 1 development flows). It is acknowledged that the use of 2014 may not be realistic in terms of full delivery of all aspects development proposed, but using a traffic baseline of 2014 ensures that the assessment is robust, as the proportion of development traffic against background flows of future years would decrease.

4.24 Using the rates agreed in the 2006 application the resulting number of car trips are shown in table 1 below and the junctions are located on figure 4.

Junction		Total Base Flow (2014)		Increase in development flow		Total flow (2014)		Proportion of total flow	
		AM	PM	AM	PM	AM	PM	AM	PM
1	**A4095 (N) Middleton Stoney Road**	1882	2282	16	19	1898	2301	0.83%	0.83%
2	**SW Bicester site access / Shakespeare Dr**	1319	1417	24	30	1343	1447	1.78%	2.05%
3	**Southern SW Bicester access**	504	538	15	19	519	557	2.95%	3.36%
4	**A41/ Perimeter Roundabout**	3921	4309	19	23	3940	4333	0.49%	0.54%
5	**Eastern access junction**	2140	3737	12	14	2151	3748	0.55%	0.39%

Table 1: Proportion of traffic flow resulting from the proposed increase in density against the 2014 background traffic (AM peak 08:00 to 09:00, PM peak 17:00 to 18:00)

4.25 Table 1 shows that the proposed additional 100 dwellings would add a maximum 30 car trips per hour to any one junction (the PM peak at the junction with the site access and Shakespeare Drive).

4.26 The car trips resulting from the proposed increase of up to 100 dwellings across the site represents less than 1% of the total flows on three of the junctions considered. At the Shakespeare Drive access, the trips represent less than 1.8% of the total flows during the AM peak hour and just over 2% during the PM peak hour, whilst at the southern site access the flows are

approximately 2.9% to 3.3% of the total flows during the AM and PM peak hours respectively. The proportion of trips generated by the additional dwellings are considered negligible in traffic terms, and there will remain more than adequate capacity at the junctions considered above.

4.27 A focused transport assessment will be submitted with the planning application for the proposed variation of condition 16, this will include consideration of relevant sensitive junctions in the wider area. Parking specifications for the addition units will meet the requirements set out in the design code. It is considered that the trips generated as a result of the proposal are not significant in number and will not alter the conclusions of the ES of the wider mixed-use South West Bicester scheme.

Air quality

4.28 The data and assessments undertaken in connection with the outline consent concluded that the wider South West Bicester scheme would not result in any residual effects for air quality.

4.29 The sensitive receptors identified in the assessment were on the southern edge of the residential area of Bicester, and in the north of the village of Chesterton to the south of the site. The distance between the identified receptors and the proposed residential development is such that emissions from construction activities will not affect the receptors. The levels of traffic associated with construction and post construction of an additional 100 dwellings are not considered likely to give rise to significant emissions.

4.30 The proposed additional 100 dwellings will not result in significant emission to air as it will not materially alter the conclusions of the ES, which supports the consented outline scheme.

Noise

4.31 There will be noise associated with the construction of the proposed additional dwellings and a limited amount of noise generated by the future residents and associated traffic. Construction noise associated with an additional 100 dwellings is not considered to differ from the levels anticipated within the 2006 for 1,585 dwellings as the additional units will be constructed as part of the assessed construction activities as the additional dwellings will be distributed across the whole site area. Post construction noise levels from traffic or on site activities associated with an additional 100 residential dwellings are not anticipated as being significant.

4.32 The 2006 assessment for the wider outline scheme concluded that there would be a temporary adverse effect of moderate significance on residences at the southern end of Shakespeare Drive, to the north of the South West Bicester site, during the construction of the new road junction on Middleton Stoney Road. The proposed additional units will not necessitate any new works to the road junction. The ES also reported a beneficial effect though the improvement in the noise conditions at properties to the north of Alchester Road as a result of the new perimeter road reducing traffic cutting through the

centre of Chesterton. This will still be the case with the proposed development.

4.33 The proposed increase in number of residential units will not in itself give rise to significant noise effects and therefore will not significantly alter the findings of the original ES.

Cultural heritage

4.34 A significant amount of work on the archaeological and built heritage resources was undertaken in support of the wider outline consent. This included a desk-based assessment, aerial photography survey, geophysical survey and trial trenching. The 2006 ES concluded that there was potential for significant adverse effects on archaeology during and post construction. However these conclusions related to specific areas of the site where remains (including some of national importance) were recorded.

4.35 All on-site investigations necessary under condition 19 of outline consent have been fully signed-off by OCC and CDC. The proposed increase in residential units across the site will not give rise to significant effects as they will be constructed within the development parcels set out in the outline application and will not result in any change in the conclusion of the cultural heritage assessment within the ES.

Landscape and visual

4.36 The proposed additional residential units will conform to the building height, building density and land use parameters as set out in the 2006 ES and therefore is considered to lie within the scope of the landscape and visual assessment. The 2006 assessment concludes effects of substantial, moderate and slight significance from a number of viewpoints and landscape resources considered. Additional 100 residential dwellings will not alter the conclusions of the previous assessment, as they will be distributed within the built mass proposed and assessed within the outline consent.

Social and community

4.37 The proposed change in overall dwelling number will result in a small increase in the predicted population, but it is not considered to result in a significant effect or alter the conclusion of the 2006 environmental statement.

Natural heritage

4.38 Ecological surveys were undertaken in connection with the outline consent, including phase 1 habitat, bat roost potential, wall whorl snail, protected species (badger, water vole, otter and great crested newts). The ES concluded a range of significant residual effects, both adverse and beneficial in nature.

4.39 The proposed additional residential units will be located within the residential development parcels identified in the outline application. It is considered that the proposed change in unit number will not alter any of the conclusions in the ES.

Waste

4.40 The construction of the proposed additional residential units is likely to generate a quantity of construction related waste. The assessment for the outline consent concluded that there were no residual effects on waste as a result of the development.

4.41 The potential construction waste arisings were calculated in the 2006 ES, which concluded that 1,585 dwellings would give rise to 5,752 tonnes of waste. On the basis that each dwelling therefore results in approximately 3.63 tonnes of waste, the additional 100 properties will lead to an additional 363 tonnes of waste, an increase of 6%.

4.42 The ES waste assessment concludes that each household produces 24.3kg of waste per week of municipal solid waste, this would equate to approximately 1.5 tonnes for the additional 100 dwellings, an increase of approximately 6% over the level assessed in the 2006 ES.

4.43 This increase in waste arisings of approximately 6% will not result in a significant effect on waste disposal through either construction or post-construction either when taken in isolation or in the context of the wider South West Bicester scheme.

Hydrology

4.44 The site is not at risk of flooding and the proposed additional residential units will be integrated with the existing scheme and will be provided for within the scope of its drainage strategy.

4.45 The outline planning application for development at South West Bicester included a full Flood Risk Assessment (FRA) which was reviewed and signed off by key stakeholders and organisations including the Environment Agency and CDC.

4.46 A Design Code for the wider scheme has been approved by CDC and OCC. The relevant section of the Design Code (page 46 Surface Water Drainage) makes reference to the FRA and in particular the drainage strategy plan 1903/D/06 together with the SUDS requirements, storage and attenuation on each development sub-parcel.

4.47 It is acknowledged that a change in land use may change the infrastructure requirements, including drainage. The surface water strategy adopts a robust approach and includes onerous impermeability factors (75%) alongside more precise parcel areas than in the original FRA. The results of the surface water strategy have been used to produce the approved construction details for the detention features and the main sewerage network for the overall site. There is sufficient spare capacity within the drainage network to accommodate the additional proposed residences. Furthermore, the change in dwelling numbers is not expected to increase the parcel impermeable area significantly.

4.48 The proposed development is not considered to give rise to a significant effect on hydrology and will be delivered in accordance with the approved Design Code and surface water strategy.

Cumulative

4.49 A stand alone outline application (11/01502/OUT) for a discreet area of the wider SW Bicester site was submitted in 2010 and consented in July 2011. This application was for developing the reserved school site with up to 46 residential properties following CDC's confirmation that there was no longer a need for a second primary school site.

4.50 The potential cumulative effects of up to 100 additional dwellings and those associated with the residential development of the reserved school site on the conclusions of the ES submitted for the outline application are considered below.

4.51 Specific details for the cumulative traffic and transport aspects are set out below. The cumulative implications will not have a significant effect on the conclusions of the remaining topics within the 2006 ES.

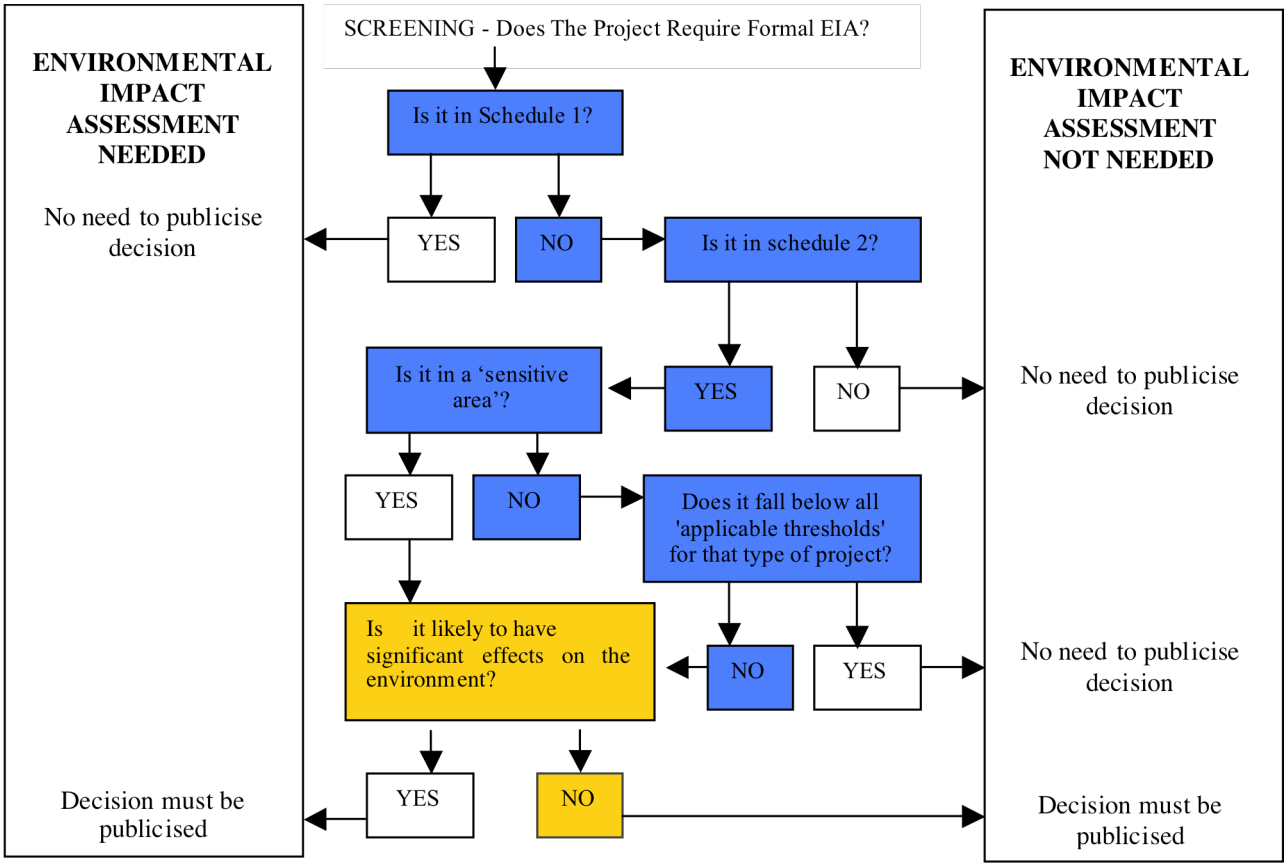
4.52 The 2006 traffic assessment work made no allowance for trips related to this school site due to its reserved status, therefore trips associated with the residential development proposed at this location are considered to be new to the network. As part of the detailed application for the reserved school site, WSP undertook an assessment of the residential traffic for the proposed 46 dwellings, which is shown in table 2 below.

	In	**Out**	**Two way**
AM peak (0800 – 0900)	3	15	18
PM peak (1700 – 1800)	15	7	22
Table 2: Vehicle trips from the proposed 46 dwellings			

4.53 Table 3 below gives the cumulative traffic flows (2009 flows factored up to 2014) inclusive of the traffic associated with the 2006 outline (1,585 dwellings), reserved school site (46 dwellings) and the proposed 100 additional dwellings across the whole South West Bicester site area.

Junction		**Total Base Flow (2014)**		**Increase in development flow**		**Total flow (2014)**		**Proportion of total flow**	
		AM	PM	AM	PM	AM	PM	AM	PM
1	**A4095 (N) Middleton Stoney Road**	1889	2289	16	19	1905	2308	0.82%	0.83%
2	**SW Bicester site access / Shakespeare Dr**	1326	1424	24	30	1350	1454	1.77%	2.04%
3	**Southern SW Bicester access**	511	545	15	19	526	564	2.91%	3.31%
4	**A41/ Perimeter Roundabout**	3928	4317	19	23	3948	4340	0.49%	0.54%
5	**Eastern access junction**	2147	3741	12	14	2159	3755	0.55%	0.38%
Table 3: Proportion of traffic flow resulting from the proposed increase in density against the 2014 background traffic and the reserved school site (AM peak 08:00 to 09:00, PM peak 17:00 to 18:00)									

4.54 The cumulative traffic effects will not lead to a significant increase in total flow and therefore the conclusions of the 2006 environmental statement remain valid.


SCREENING - Does The Project Require Formal EIA?
Is it in Schedule 1?
YES
NO
Is it in schedule 2?
YES
NO
Is it in a 'sensitive area'?
YES
NO
Does it fall below all 'applicable thresholds' for that type of project?
YES
NO
Is it likely to have significant effects on the environment?
YES
NO
ENVIRONMENTAL IMPACT ASSESSMENT NEEDED
No need to publicise decision
Decision must be publicised
ENVIRONMENTAL IMPACT ASSESSMENT NOT NEEDED
No need to publicise decision
No need to publicise decision
Decision must be publicised

5 Conclusion

5.1 Countryside Properties (Bicester) Ltd is requesting a screening opinion from CDC to determine whether EIA is required for the proposed variation in condition 16 of consented outline applications 06/00967/OUT.

5.2 This report has worked through the screening process and concluded that:

- The proposal is schedule 2 development
- The site is not within a sensitive area
- The site is above the applicable thresholds
- The proposal is within the parameters set out in the outline planning consent for the wider South West Bicester scheme in terms of heights of buildings and density, although the overall unit number is increased
- The proposal will not substantively alter the findings of the ES submitted as part of the outline application for the South West Bicester mixed-use scheme consented by CDC in 2006

5.3 Whilst the decision rests with CDC, this preliminary report concludes that the proposed variation to condition 16 will not require EIA, as it is considered unlikely to result in significant environmental effects above those examined when the outline consent was granted or cumulatively with the consented application for housing on the reserved school site. It is proposed that the section 73 application will be supported by additional information on traffic and drainage.

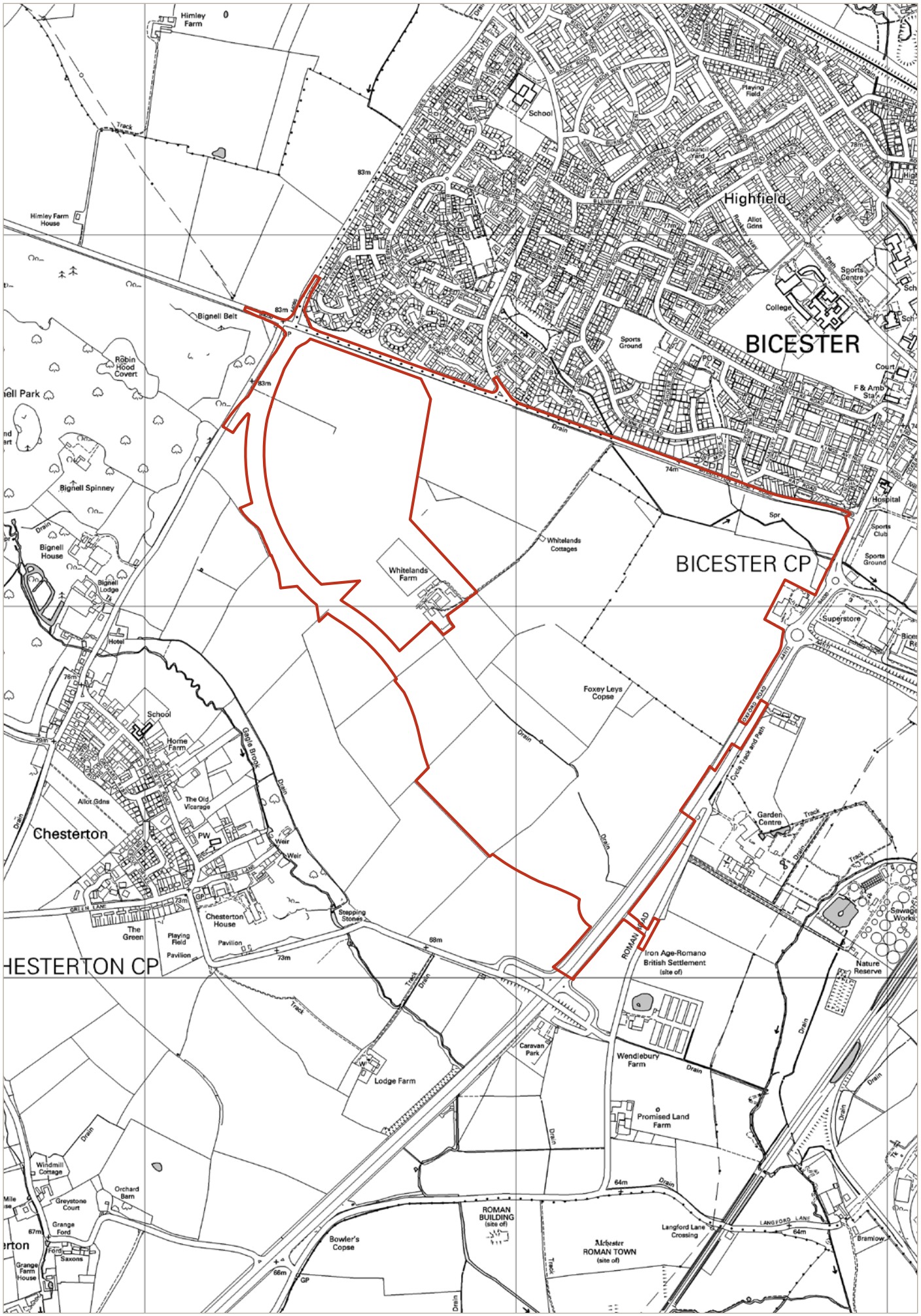


Figure 1 **Application boundary**

0 250m

- Application boundary (117.60 ha)
- Other land in applicant's ownership (74.00 ha)
- Residential (46.77 ha)
- Employment (2.00 ha)
- Health village & employment uses (2.69 ha)
- Local centre (comprising retail, community uses, nursery, residential & employment) (1.6 ha)
- Public squares for local centre and school (0.22 ha)
- Primary school building and hard standing (1.25 ha)
- Primary school playing field area (1.22 ha)
- Potential land for primary school (1.31 ha)
- Secondary school (buildings & hard standing) (3.14 ha)
- Hotel (1.00 ha)
- Pavillon (0.35 ha)
- Primary road infrastructure (5.08 ha)
- Perimeter road infrastructure (2.37 ha)
- Proposed strategic footpaths/cycle ways
- Water courses
- Existing public rights of way
- Existing hedgerows/copse/woodland/trees
- Proposed hedgerows/copse/woodland planting
- Proposed tree planting within open space
- Formal open space (including existing and proposed planting) (17.29 ha)
- Informal open space/children's play (including existing and proposed planting) (14.88 ha)
- Balancing pond (1.68 ha)
- Vehicular access points
- Residential connectors
- Possible future site for park and ride
- New access to existing agricultural land
- 50m buffer zone around Bronze Age barrows

NB Planting included in both informal and formal open space figures

Figure 2 Master plan

0 250m

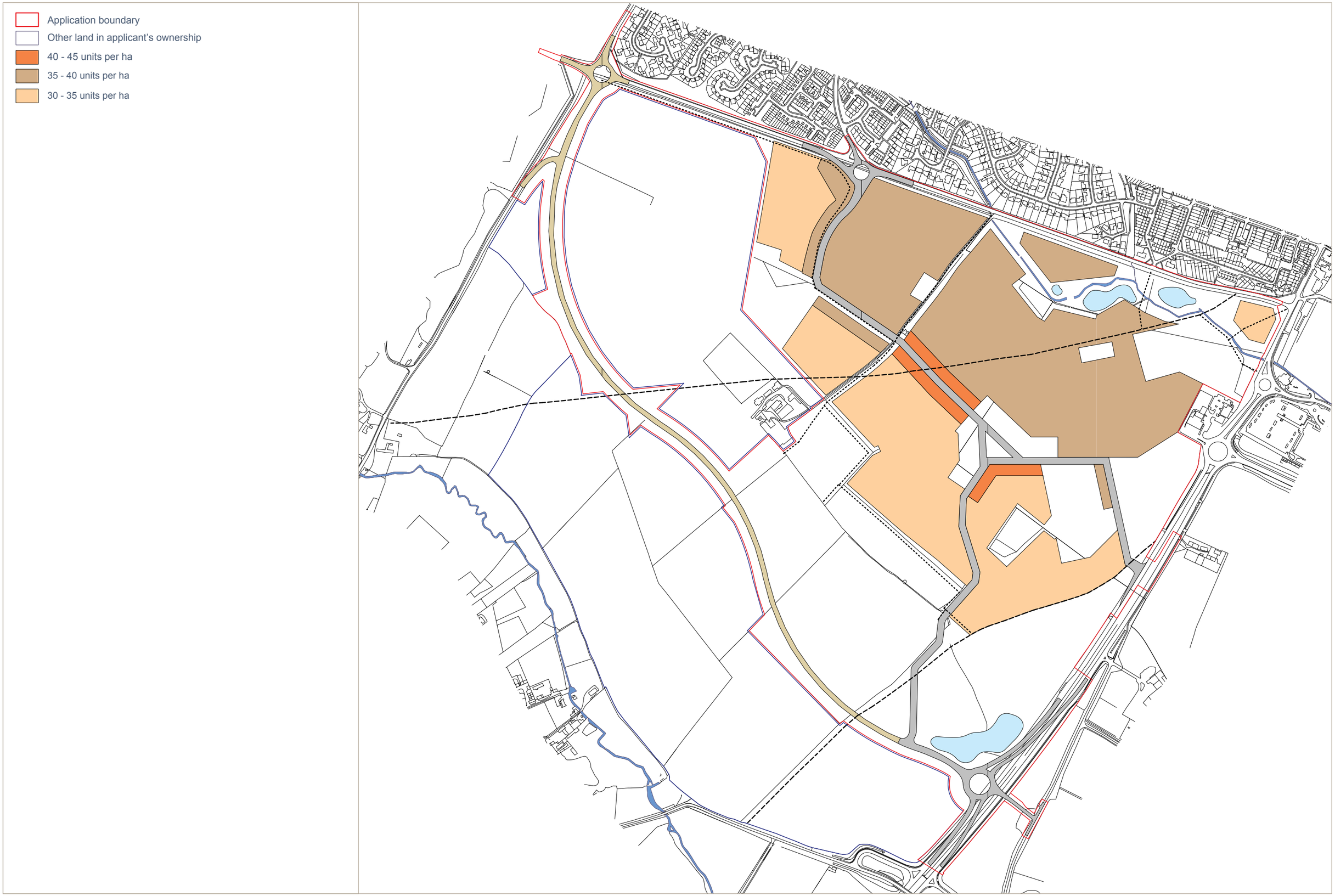


Figure 3 **Building density plan**

1 A4095 (N) Middleton Stoney Road
2 SW Bicester site access / Shakespeare Dr
3 Southern SW Bicester access
4 A41/ Perimeter roundabout
5 Eastern access junction

Figure 4 Junction location

Public Protection & Development Management
Andy Preston – Head of Public Protection & Development Management

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1st May 2012

Dear Sirs

Screening Opinion – Proposed Section 73 Application for Residential Development, Land at Whitelands Farm, S W Bicester relating to Condition 16 of Outline Application Number 06/00967/OUT

Further to my letter of 25th April, I write formally regarding your request for a 'Screening Opinion' under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as to whether the above proposal requires an Environmental Impact Assessment (EIA).

I consider that the proposed development is an 'Urban Development Project' falling within Schedule 2 Section 10(b) of the Regulations where the area of development exceeds 0.5 hectares, which is the applicable threshold for the purpose of classifying the development as Schedule 2 Development.

The EIA Regulations are supplemented by guidance within Circular 2/99 Para 33 of that Circular gives advice on the main types of development that would require an EIA as follows:-

1. For major developments of more than local importance
2. Developments which are proposed on environmentally sensitive or vulnerable locations
3. Developments within unusually complex and potentially hazardous environmental effects

It is considered that the proposal will require the submission of an Environmental Statement. An Environmental Statement was necessary in respect of the original outline application (06/00967/OUT) on the basis that the size and nature of the development would have significant environmental effects, the impact of which could only be assessed by the submission of an Environmental Statement. That Environmental Statement accompanying that application was quite

specific in terms of the planning elements to be considered, the number of dwellings at 1585 being one of them. This proposal seeks to exceed that figure. It is also concluded that if the erection of 1585 dwellings and associated development required the submission of an Environmental Statement because of its environmental impact, that a further 100 dwellings across the site will also have an impact which can only be assessed through the submission of a further Environmental Statement. The cumulative impact of the 100 dwellings proposed, together with the 46 granted on the reserve school site also leads the District Council to the view that the cumulative impact of the additional development can only be considered by the submission of an Environmental Assessment.

Furthermore the previous Environmental Statement was written in 2006, and since that time a number of new developments and changes have also taken place in and around Bicester which now also need to be considered within the Environmental Statement in conjunction with the increased number of dwellings as proposed.

Whilst it is accepted that some of the issues considered under the previous Environmental Statement are unlikely to change with the additional development proposed, a number of those issues will need to be updated and re-assessed, namely :-

(i) hydrology and water quality, including an updated FRA

(ii) social and community effects

(iii) traffic and transport

(iv) air quality

(v) natural heritage

(vi) drainage strategy

These matters should be addressed under on Environmental Statement

Having regard to the above, it is considered that the Sec 73 application proposed requires the submission of an Environmental Impact Assessment.

This letter constitutes the Local Planning Authority's formal 'Screening Opinion' of the proposed development under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Yours Faithfully

for Andy Preston

Head of Development and Public Protection