

DEVELOPMENT MANAGEMENT AND REGENERATION



DISTRICT COUNCIL
NORTH OXFORDSHIRE

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Our Ref: 18/00024/SO

26 March 2018

Dear Sirs

Location **Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF**

Proposal **Screening Opinion – Outline application (all matters reserved except access) for employment and commercial development comprising up to approximately 12,500 sq.metres of floorspace (B1 A/B/C) and ancillary D1 uses with related development**

I write with regard to the above application, received on 2 March 2018, which represents a formal request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes a Screening Opinion of the Local Planning Authority of the proposed development under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Summary of Determination

The Local Planning Authority considers that the proposal represents an 'Urban Development Project' that falls within Schedule 2, section 10(b) of the Regulations. The site area would exceed the applicable threshold in column 2 of Schedule 2 but the development is not within a sensitive area. For the development to be considered an EIA development, it would be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. In determining whether the proposals are likely to constitute EIA development, regard has been had to the criteria set out in Schedule 3 of the EIA Regulations 2017. Government guidance relating to EIA as set out in the Planning Practice Guidance (PPG) is also material and has been taken into account. Due to the scale of development, the site characteristics, its location and context and the nature of the development, it is considered that this proposal **does not require** the submission of an Environmental Impact Assessment.

Reasons for Determination

The proposal relates to the development of 12,500 sq.m of B1 floorspace with ancillary D1 uses which largely represents the unimplemented residual floorspace which previously benefited from outline planning permission (15/00309/OUT) and is positioned within an area identified to be within an area covered by Policy Kidlington 1 of the adopted Cherwell Local Plan 2011-2031 Part One aimed at accommodating the identified high value employment needs.

The land itself is not within a sensitive area as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Although the site has some site constraints, including that there is the heritage asset of Begbroke Hill farmhouse on the site, the site is already largely developed for employment uses under planning permissions that have assessed the impact of the development.

Given the policy context and previous history of the site, including previous decisions not to require an EIA, the Local Planning Authority is satisfied that the proposal is unlikely to result in significant environmental impacts above and beyond those that can be assessed in the normal manner during the course of the planning application and through consultation with relevant and statutory consultees.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the 2017 Regulations, a copy of this screening opinion has been placed on the Planning Register.

If you have any further queries, please contact the Case Officer Caroline Ford.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

For Interim Director for Planning and Regeneration