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1 INTRODUCTION

1.1 INTRODUCTION

1.1.1 Greystoke CB Ltd (the "Applicant") are seeking to obtain outline planning permission for a commercial led development (the "Proposed Development"). The Application Site is located on land east of Junction 11, M40, Banbury and is within the administrative area of Cherwell District Council (CDC).

1.1.2 This Environmental Statement has been prepared to accompany a planning application for the:

"Outline planning application for the construction of up to 140,000 sqm of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse. All matters of detail reserved."

1.1.3 The planning application seeks outline planning consent with matters of landscaping, layout, scale and appearance reserved for future determination.

1.1.4 The location of the Application Site is shown on **Figure 1.1**

1.2 EIA REGULATIONS AND PROCEDURES

1.2.1 An Environmental Statement (ES) is a document that sets out the findings of an Environmental Impact Assessment (EIA). An EIA is a process for identifying the likely significance of environmental effects (beneficial or adverse) arising from a Proposed Development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.

1.2.2 The statutory requirements for carrying out an EIA, the contents of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA Regulations").

1.2.3 Where an application is made for planning permission for EIA development the local planning authority (LPA) is not permitted under the EIA Regulations to grant planning permission unless they have first taken the relevant environmental information into consideration.

Screening

1.2.4 The Proposed Development falls within the category of "Infrastructure projects-Industrial estate development projects" under Schedule 2, paragraph 10(a) of the EIA Regulations. The Application Site area is greater than the threshold of development area of 'exceeding 0.5ha' under Schedule 2 Section 10 (a) with respect to 'Industrial estate development projects' that may require the submission of an ES.

1.2.5 A request for a Screening Opinion was submitted to CDC and West Northamptonshire Council (WNC) in February 2022. At the time of writing the Screening Opinion the red line boundary extended across both CDC and WNC administrative areas. Subsequently through the design process, the red line area has been reduced and the Application Site extends only within the administrative area of CDC.

1.2.6 The Screening Opinion's adopted by both LPA's (WNC reference: WNS/2022/0271/SCR and CDC reference:22/00385/SO) on the 2nd March 2022 and respectively 3rd March 2022 confirmed that the Proposed Development was considered against the selection criteria under Schedule 2 Section 10 (a) of the Town and Country Planning Environmental Impact Regulations 2017 (as amended).

1.2.7 Both Screening Opinion's concluded that under Regulation 5 of the 2017 Regulations, the proposal constituted EIA development would need to be accompanied by an Environmental Impact Assessment. Accordingly, the Applicant has prepared an ES to support the planning application. See **Appendix 1.1** for CDC and WNC Screening Opinion.

Scoping

1.2.8 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the local planning authority (LPA) provide a written opinion as to the information to be provided within the ES.

1.2.9 No formal scoping exercise was carried out for this ES, with no Scoping Opinion submitted to CDC. It has been determined through professional judgement to address significant environmental impact matters when considering the scheme with the known baseline environment and Schedule 4 of the EIA Regulations 2017 (as amended). The EIA focuses on the potential likely significant effects of the Proposed Development during construction and operational phases only.

1.3 STRUCTURE OF ENVIRONMENTAL STATEMENT

1.3.1 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.

1.3.2 This ES is structured as follows:

- **Environmental Statement Main Text** - Comprises the main volume of the ES, including 'general chapters' that describe the EIA context, provide a description of the Application Site and Proposed Development, and set out the scope of the ES, followed by the technical chapters with the associated figures and concluding with a summary.
- **Environmental Statement Technical Appendices** - Comprises the technical appendices supporting the main report.
- **Environmental Statement: Non-Technical Summary (NTS)** - this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate or to avoid adverse effects of the Proposed Development.

1.3.3 The content of the ES comprises:

- Chapter 1 Introduction
- Chapter 2 Assessment Methodology

- Chapter 3 The Application Site and Proposed Development
- Chapter 4 Alternatives
- Chapter 5 Landscape and Visual
- Chapter 6 Cultural Heritage
- Chapter 7 Ecology
- Chapter 8 Transport
- Chapter 9 Flood Risk and Drainage
- Chapter 10 Air
- Chapter 11 Noise
- Chapter 12 Socio-Economics
- Chapter 13 Summary
- Chapter 14 Glossary

1.3.4 For continuity, the figures and appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

1.3.5 The EIA Regulations set out the requirements for EIA applications to be accompanied by confirmation that the Environmental Statement has been prepared by competent experts.

1.3.6 The ES has been co-ordinated and managed by Pegasus Group. Pegasus is accredited under the Institute of Environmental Management and Assessment (IEMA) 'Quality Mark' scheme which is a mark of excellence in EIA co-ordination and management. Pegasus Group have extensive experience of undertaking EIA work across a range of projects and development types including residential developments.

1.3.7 The consultants who have contributed to the preparation of this ES are set out in **Table 1.1**

Table 1.1: Consultant Team

Topic	Consultant
EIA coordination and planning	Pegasus Group
Project Design and Buildability	Chetwoods
Landscape and Visual	MHP Design
Ecology	Harris Lamb
Flood Risk and Drainage	Delta Simons
Cultural Heritage	Pegasus Group
Socio- Economic	Pegasus Group
Noise	M-EC

Transport and Access	DTA Transportation
Air Quality	M-EC
Cumulative effects and inter-relationships	Assessment team

1.3.8 A Statement of Competence setting out the relevant expertise of each of the topic authors is provided in the Contents of the ES.

1.4 OTHER DOCUMENTS

1.4.1 A number of other documents have been submitted to the Council as part of, and accompanying, the planning application. These are set out in the covering letter to the planning application.

1.5 ENVIRONMENTAL STATEMENT AVAILABILITY AND COMMENTS

Availability

1.5.1 This ES should be made available by Cherwell District Council for public viewing during normal office hours. For details of where they can be viewed and the times they are available will be available from CDC's Planning Services Department, who can be contacted by:

Planning Services Department of Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA
Telephone: 01295 227001

1.5.2 The ES and planning application documents may also be available via the Council's website once the planning application has been registered:

- Website: <https://planningregister.cherwell.gov.uk/>

1.5.3 Alternatively, the ES may be purchased, the costs for which are set out below:

- Main Text and Technical Appendices- £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a CD - £10

1.5.4 Postage is payable on all orders. For copies of any of the above please contact Pegasus Group (quoting reference P21-3302) at the following address:

Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT

Telephone: 01285 641717
Email: Cirencester@pegasusgroup.co.uk

Comments

1.5.5 Comments on the planning application should be forwarded to Cherwell District Council during its consideration and determination of the planning application.