

Our ref: SR/ST19258/LET-001
Your ref: 21/04193/SO

Date: 8th February 2022

Andrew Lewis
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Mr Lewis,

Re: EIA Screening Opinion in respect of an outline planning application for the construction of up to 230 new residential dwellings at land north of Camp Road, Upper Heyford (ref 21/04193/SO)

Further the Screening Opinion (ref 21/04193/SO) of Cherwell District Council (CDC) received on 7th January 2022, we confirm on behalf of the Applicant (Richborough Estates & Lone Star Land Ltd) that an Environmental Statement (ES) is being prepared.

In accordance with the Screening Opinion, the ES will focus on potential cumulative effects only, as it is unlikely that the proposed development will result in significant effects in isolation. The ES will consider potential cumulative effects with the following:

- Policy Villages 5 - Former RAF Upper Heyford
- Heyford Park (Reference: 18/00825/HYBRID)
- Heyford Park, South of Camp Road (Reference: 16/02446/F)
- Land East Of Larsen Road Heyford Park (Reference: 15/01357/F)

It is currently proposed that the ES will be structured as follows:

1. Introduction
2. Scope and Approach
3. Site Description
4. Description of Development
5. Consideration of Alternatives





6. Traffic
7. Ecology
8. Landscape & Visual
9. Cultural Heritage & Archaeology
10. Summary of Residual & Cumulative Effects

Air Quality, Noise and Land Contamination will not be included within the ES as existing assessments demonstrate that the proposed development is unlikely to result in significant cumulative effects in relation to these topics. Full justification for the scope will be set out within the ES.

Due to programme limitations a formal request for a Scoping Opinion will not be submitted and this note is provided for information only. However, we consider that the Screening Opinion and existing assessments provide sufficient information on the likely significant effects of the proposed development to determine the scope of the ES.

It should also be noted that in parallel to the above, a request for a Screening Direction is being submitted to the Secretary of State. We will continue preparation of the ES in accordance with the above, unless directed otherwise by the Screening Direction.

We hope the above is clear but if you have any queries, please do not hesitate to contact us.

Yours sincerely

for Wardell Armstrong LLP



SUSAN RAINE

Associate Director

sraine@wardell-armstrong.com