

1 Introduction

- 1.1.1 This Environmental Statement ('ES') has been prepared by Quod and a team of specialist consultants on behalf of Albion Land Ltd (the 'Applicant') and accompanies two planning applications ('Application 1 and Application 2') across two adjacent and overlapping application sites in relation to development on land at Promised Land Farm, Wendlebury Road, Bicester (collectively the two adjacent application sites are referred to as the 'Site').
- 1.1.2 Application 1 is submitted as a hybrid planning application (part detail and part outline), with the total site area covering 15.76 hectares ('ha'). It seeks outline planning permission for up to 23,400 square metres ('sqm') of employment floorspace (Use Classes B1a and/or B1b and/or B1c) and detailed planning permission for a health and racquet club (Use Class D2) (which is intended to be operated by David Lloyd Leisure).
- 1.1.3 Application 2 is submitted as an outline planning application, with the total site area covering 4.58ha. The site area includes an area of overlap with the Application 1 site to accommodate the connection to the existing public highway. It seeks permission for up to 10,200 sqm of employment floorspace (Use Classes B1a and/or B1b and/or B1c). The Application 2 development will not come forward unless the Application 1 development is delivered.
- 1.1.4 The Application 1 and Application 2 developments will provide up to circa 33,600 sqm of employment floorspace, which is suitable for high-technology business and the wider knowledge economy and would comprise a mix of uses falling within Use Class B1, together with a health and racquet club, open space, landscaping, drainage features, highway works, vehicular access, parking, servicing and delivery areas and associated infrastructure (collectively Application 1 and Application 2 are referred to as the 'Development'). A full description of the Development is provided in Chapter 5: Description of Development.
- 1.1.5 The Site is located on the southern edge of Bicester, approximately 1.65 kilometres ('km') to the south west of Bicester Town Centre, within the administrative area of Cherwell District Council ('CDC'). Figure 1.1 illustrates the location of the Site. A description of the Site and its surrounds is provided within Chapter 2: Site and Setting.
- 1.1.6 Figure 1.2 provides the indicative hybrid planning application boundary for Application 1 and the outline planning application boundary for Application 2 for which planning permission is sought. The definitive planning application boundaries for Application 1 and Application 2 are attached within Appendix 1.1.
- 1.1.7 The ES reports on an Environmental Impact Assessment ('EIA') process, which is a systematic assessment of the likely significant effects of the Development. The purpose of the ES is to inform the decision-making process in relation to the planning application or applications. The ES contains such information referred to in Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (as amended)² (the 'EIA Regulations') as is reasonably required to assess the likely significant environmental effects of the Development. Chapter 3: EIA Methodology provides further detail on how the EIA scope has been defined and the general approach to assessments.
- 1.1.8 In accordance with the EIA Regulations, this ES considers the environmental effects of the Development during construction following completion and during operation of the Development. The assessment considers the potential for cumulative effects which may arise from the

Development when considered alongside other relevant nearby development proposals, as well as combined effects of individual effects resultant from the Development upon a single receptor. Where significant adverse effects on the environment are identified, the ES proposes ways to prevent, reduce and, where possible, offset these effects. These are known as mitigation measures.

Figure 1.1: Site location shown in red

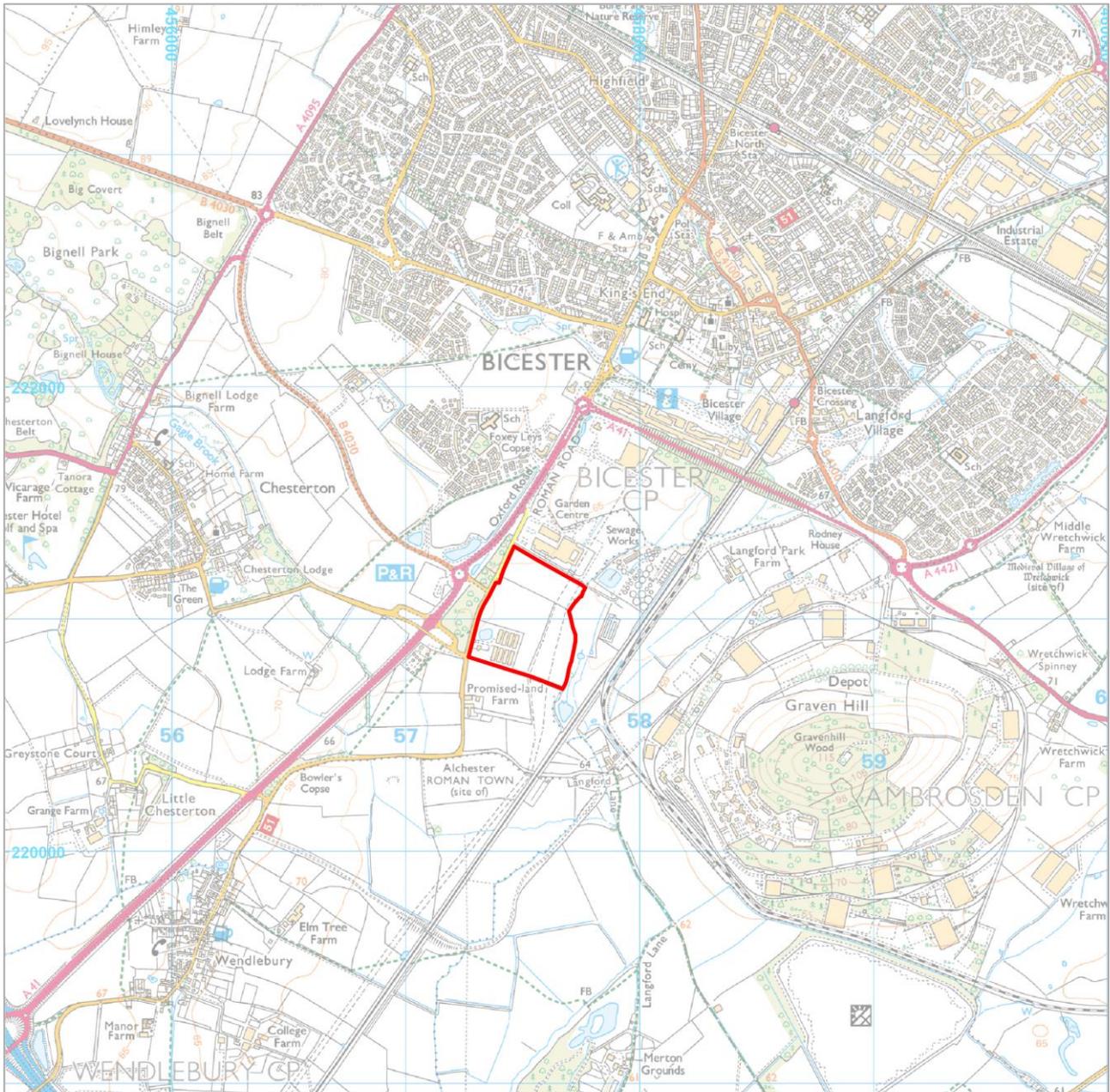
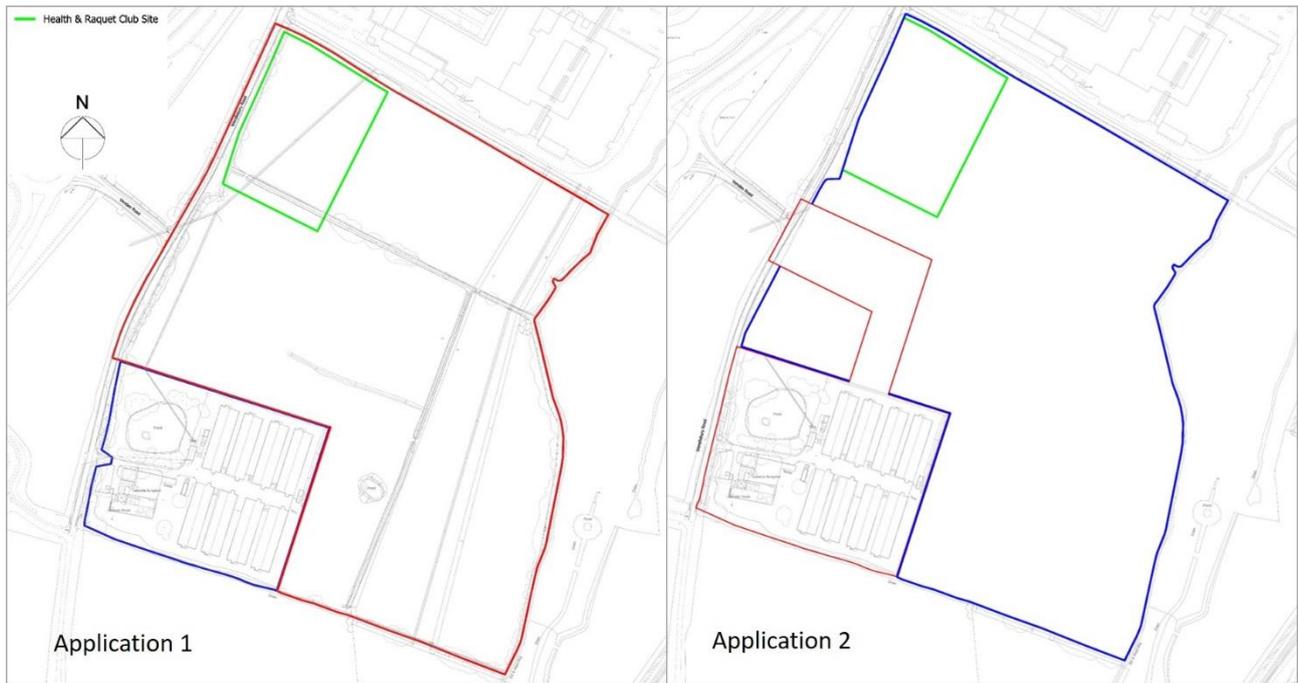


Figure 1.2: Indictive Planning Application Boundaries for Application 1 and Application 2

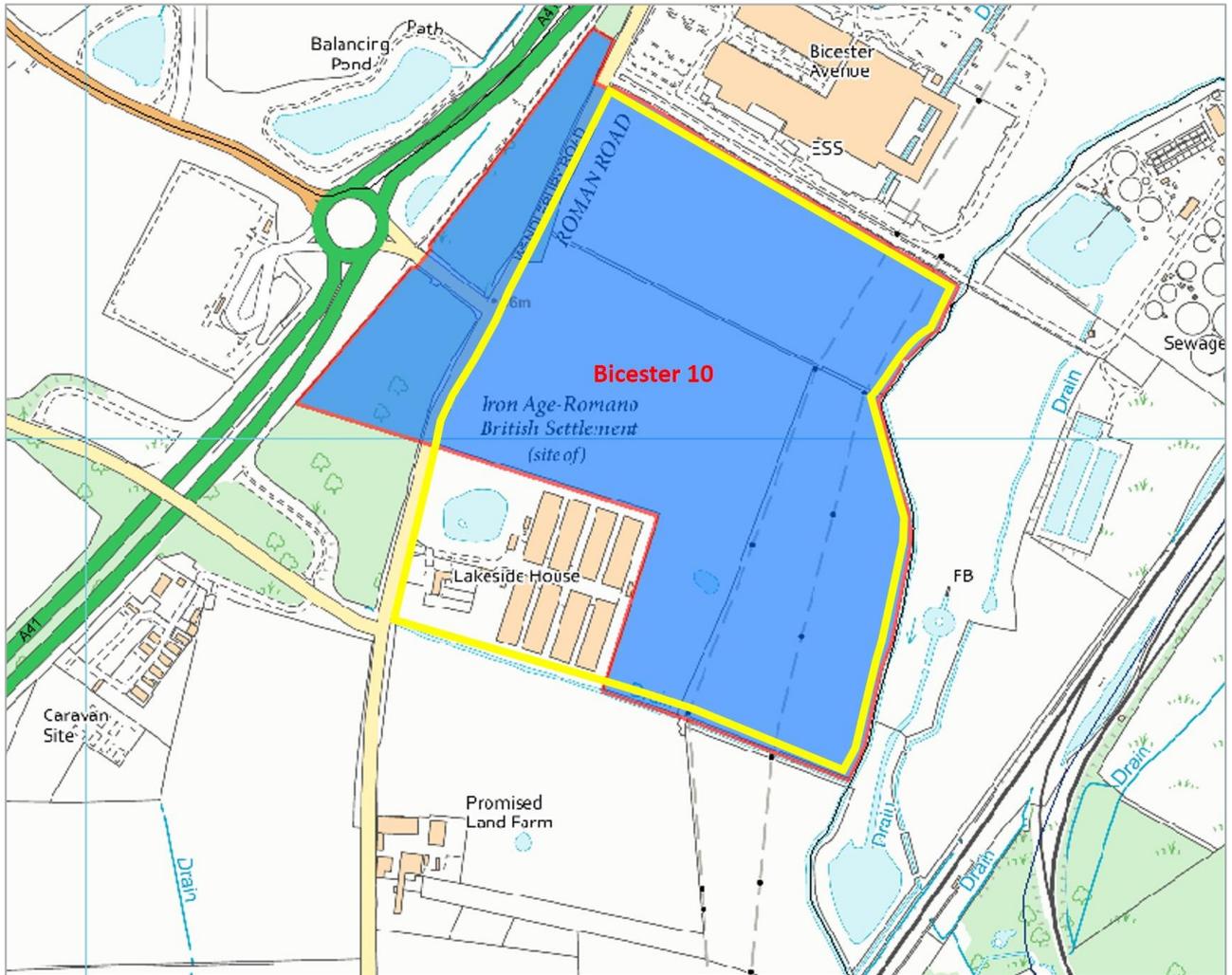


1.2 Planning Context

- 1.2.1 The key adopted Development Plan for this Site comprises the adopted Cherwell Local Plan 2011-2031³ Part 1 (July 2015) ('CLP 2015') and policies saved from the adopted Cherwell Local Plan⁴ (1996) and Oxfordshire County Council's Minerals and Waste Local Plan⁵ (1996).
- 1.2.2 Application 1 forms part of the Bicester 10: Bicester Gateway strategic allocation (Figure 1.3) designated within the CLP 2015 for a knowledge economy employment development, aimed at securing 3,500 jobs in the "high tech knowledge industries". Application 1 is allocated for uses falling within Use Class B1 by Bicester 10 and the principle of developing Application 1 for the proposed use is therefore accepted by CDC through its strategic allocation.
- 1.2.3 The area of land to the west of the Site, between Wendlebury Road and the A41, makes up the remainder of the allocation and received planning approval (Ref. No. 16/02586/OUT) on 26th July 2017 for a new business park 'Bicester Gateway'. The permission consents development of up to 14,972 sqm of B1 employment space and a hotel (up to 149 bedrooms).
- 1.2.4 Policy Bicester 10 acknowledges that the allocation is significantly constrained by flood risk, and it seeks to avoid development within the flood plain. The developable area of the allocation (circa 24ha in total) is suggested to be 18ha in Policy Bicester 10, but the Applicant's flood risk engineers have indicated it is actually 15.4ha (i.e. between 25% and 36% of the allocation site cannot be developed). See ES Chapter 8: Water Resources and Flood Risk for further details.
- 1.2.5 Application 2 falls outside of the Bicester 10 allocation, on land which is currently in use as a poultry farm.
- 1.2.6 A detailed assessment of the Development in the context of relevant national, regional and local planning policy is set out within the Planning Statement, dated August 2019, which accompanies the planning applications. Relevant planning policy is summarised in the relevant technical chapters of

this ES where appropriate as context for the consideration of the environmental effects of the Development.

Figure 1.3: Bicester 10 Site Allocation Plan with redline boundary with Site boundary shown in yellow



1.3 Project Team

1.3.1 The project team and the authors and structure of the ES are set out in Table 1.1.

Table 1.1: Consultant Project Team

Consultant Role/Input	Organisation
Applicant	Albion Land
Planning Consultants Environmental Planning and EIA Co-ordinator	Quod
Project Architect	Cornish Architects
Landscape Architect	Re-form
Air Quality Noise	WYG
Ground Conditions and Contamination	Bailey Johnson Hayes

Archaeology	Cotswold Archaeology
Arboriculturist	Tyler Grange
ES Volume I (ES Chapter)	
Chapters 1 – 6: Introduction; Site and Setting; EIA Methodology; Alternatives; Description of Development; Demolition and Construction.	Quod
Chapter 7: Biodiversity	Tyler Grange
Chapter 8: Water Resources and Flood Risk	Bailey Johnson Hayes
Chapter 9: Traffic and Transport	David Tucker Associates
Chapter 10: Effect Interactions	Quod
Chapter 11: Mitigation and Residual Effects	Quod
Volume II – Appendices	
Non-Technical Summary	Various

- 1.3.2 As defined by paragraph 18(5)(a) of the EIA Regulations, the ES must be prepared by competent experts. Each member of the project team is a suitably qualified professional and details of the professional competency of the technical author is provided in each technical chapter. Quod is the lead editor of this ES and author of certain chapters as identified in Table 1.1. Quod is a member of the Institute of Environmental Management and Assessment EIA Quality Mark Scheme, an accreditation scheme which sets high standards for EIA practice and demonstrates a commitment to excellence in EIA activities.

1.4 Environmental Statement Availability

- 1.4.1 The ES and all application documents are available for review at the planning offices of CDC (below). Additional copies of the ES can be provided on request (at a reasonable fee). Alternatively, a CD version is available for a fee of £15. The Non-Technical Summary can be obtained free of charge upon request in hard or electronic copy. All ES documents are available by calling Quod at 020 3597 1000 quoting Reference No. Q090560 or emailing reception@quod.com.
- 1.4.2 Comments on the planning application can be made online during the applicable consultation period via <https://www.publicaccess.cherwell.gov.uk/online-applications/>. Alternatively, comments can be addressed to:

Cherwell District Council
 Bodicote House
 Bodicote,
 Banbury
 Oxfordshire
 OX15 4AA

REFERENCES

- ¹ Her Majesty's Stationary Office (HMSO) (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Stationary Office. May 2017.
- ² Her Majesty's Stationary Office (HMSO) (2018). The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Stationary Office. October 2018.
- ³ Cherwell District Council, (2015). Cherwell Local Plan 2011-2031 Part 1, July 2015.
- ⁴ Cherwell District Council, (1996). Cherwell Local Plan, November 1996.
- ⁵ Oxfordshire County Council, (1996). Oxfordshire County Council's Minerals and Waste Local Plan, July 1996.