

JPPC ref: LS/7504

Planning Department  
Cherwell District Council

By electronic means

18<sup>th</sup> November 2019

Dear Sir/Madam,

**Request for a Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)**

**Proposed demolition of existing buildings and redevelopment of the site for B1 use**

We are instructed on behalf of Middle Aston Limited to make a request under Part 2, Section 6 of the above Regulations for a screening opinion as to whether an Environmental Impact Assessment (EIA) is required in connection with the proposed development as set out above. In accordance with Regulation 6(a), it is requested that a screening opinion is provided within 3 weeks of receipt of this request.

In accordance with Part 2, Section 6, Paragraph 2, we are providing the Council with a plan sufficient to identify the development and a description of the proposed works and aspects of the environment likely to be significantly affected by the development.

**The Site**

The site extends to approximately 2.4ha and is an existing employment site comprising single storey, former poultry buildings, converted to provide rural business units in B1/B2 and B8 use.

The site is located to the western side of Middle Aston Lane, between Middle Aston and Steeple Aston. To the north of the site is a recently constructed dwelling, to the west a further group of commercial buildings in separate ownership and to the south a further commercial building and then the playing field for Dr Radcliffe's Primary School, separated from the site by a public footpath.

The site is currently developed and is therefore considered to comprise brownfield land.

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

Neil Warner MRTPI Ltd

Henry Venners Ltd



Bagley Croft  
Hinksey Hill  
Oxford OX1 5BD  
T: 01865 326823  
E: [planning@jppc.co.uk](mailto:planning@jppc.co.uk)  
W: [www.jppc.co.uk](http://www.jppc.co.uk)

For the purposes of the EIA Regulations, the site is not within a “sensitive area”; Regulation 2(1) identifies the following as falling within that meaning:

- (a) Land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981;
- (b) a National Park within the meaning of National Parks and Access to Countryside Act 1949;
- (c) the Broads;
- (d) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention for the Protection of the World Cultural and Natural Heritage;
- (e) a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979;
- (f) an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000;
- (g) a European site within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010.

The site does not border land with any of these designations either.

### **Proposed Development**

It is proposed to demolish all of the existing buildings and construct 3170 sq. m. of B1 business space including a shared space by way of a communal hub. The development will be served by 97 car parking spaces distributed around the site. Dedicated cycle parking will also be provided on site. The proposed buildings will be 1-2 storeys, designed to take into account the sloping nature of the site. It is currently proposed that the accommodation will be split between 7 separate buildings which will be sub-divided to provide a range of unit types and sizes.

### **Need for EIA Screening**

The 2017 Regulations set out the thresholds for certain project types, below which it is not necessary to consider whether EIA is required. Schedule 1 of the Regulations identifies development types where EIA is required in all cases and Schedule 2 sets out development types, where if the relevant threshold or criteria are exceeded, the proposal needs to be screened by the local planning authority to determine whether significant environmental effects are likely and thus an EIA will be required.

The proposed development falls outside Schedule 1 development but could be categorised as an ‘industrial estate development project’ and thus fall within Part 10(a) of Schedule 2. Schedule 2 states that if the development exceeds 5 hectares then it is necessary to consider whether an EIA is required.

In this case, the overall area of development does not exceed 5 hectares and it is therefore concluded that the development is not EIA development, and also that it is not necessary for the Council to undertake screening to determine whether an EIA is required however we would welcome the Council’s confirmation that this is the case.

Yours faithfully



Lucy Smith BSc DipTP MRTPI  
Senior Planner  
Email: [lucy.smith@jppc.co.uk](mailto:lucy.smith@jppc.co.uk)