

# EDGARS

Rebekah Morgan  
Cherwell District Council  
Bodicote House  
Bodicote  
OX154AA

Our Ref: 689/016  
Date: 05/12/2019

Dear Rebekah,

**Request for Screening Opinion under Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed employment development F.A.S.T. (Future Automotive Speed Technology) at Bicester Motion, Bicester.**

## Introduction

Having regard to the pre-application discussions for the F.A.S.T development proposal, it is understood that the officers informal view was that the proposed development would not have likely significant environment effects. On that basis, it is considered the development proposal would not require an Environmental Statement.

Pursuant to the recently submitted planning application for development proposals comprising new employment space within the F.A.S.T. development parcel at Bicester Motion, Edgars is instructed by the applicant to request a formal screening opinion from Cherwell District Council relating to the proposed development in accordance with Part 2 of the TCP (EIA) Regulations 2017.

In accordance with Regulation 6(2), Cherwell District Council is provided with:

- A plan sufficient to identify the land in question;
- A brief description of the nature and purpose of the proposed development;
- Information to enable the Council to consider the need for an EIA in respect of the proposed development.

The following documents form this request:

- Screening Letter (this document);
- Appendix 1 - Site plan;
- Appendix 2 - EIA Screening checklist.

The description of the proposed development is: *outline application to provide new employment units comprising B1 (Business), B2 (General Industrial), and B8 (Storage) uses with ancillary offices, storage, display and sales, with all matters reserved except for access at the F.A.S.T. development parcel, Bicester Motion, Bicester, OX26 5HA.*

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## **Bicester Motion**

Bicester Heritage now forms one development parcel within the wider concept of Bicester Motion. Bicester Heritage is a business park dedicated to historic motoring excellence (UK's 1st) comprising a hub of successful highly specialist businesses. Bicester Heritage Ltd. purchased the technical site and flying field in 2013 and since then have embarked on a meticulous, detailed and carefully considered redevelopment of the site. This is reflected in the planning history for the site that demonstrates the high quality of development.

The next chapter for the site is outlined in the Bicester Motion vision for the site, which proposes a shared masterplan vision for the site as a whole. It will provide a showcase for motoring of the past, present and future providing a range of opportunities for businesses, skilled employment opportunities and education. The vision is to establish one of the world's leading automotive destinations by creating an international centre of excellence for automobiles, past, present and future.

## **Site of the proposed development**

The proposed development site is approximately 2.4km (1.5miles) north/north east of the centre of the market town of Bicester at Bicester Motion (formerly known as former RAF Bicester). The proposed development site is located adjacent to the A4421 (Skimmingdish Lane) at the south west corner of Bicester Motion. The land is flat and low lying. The total site area is 24.9 acres (10.076HA).

The site is allocated in the Cherwell Local Plan for employment, leisure and tourism related development, in accordance with Policy Bicester 8 (Former RAF Bicester). The site comprises Previously Developed Land featuring grassland, scrub and ruderal species. There are also areas of poor-quality hard surfacing.

The site is in proximity to heritage assets associated with a World War I and II airfield, including Listed Buildings in the existing Technical Site listed for their special military architectural and historic interest. Included in the red line boundary are historic monuments associated with the site's former use as a military airfield and the perimeter track of the Flying Field. The site lies within a Conservation Area.

The site is adjacent and within the Bicester Airfield Local Wildlife Site designated for its 'species rich grassland' and 'open mosaic on previously developed land'. Stratton Audley Quarries SSSI, designated for its geological interest, is approximately 1 km to the north. The site is Previously Developed Land.

## **Proposed development**

The proposed development will comprise new employment space with a total floorspace of 21,994sqm. Materials used will be of high quality, including the use of metal sheeting in recessive colours. Building heights will be around 9-11.5m from ground level up to a maximum height of 84.8m AOD.

The proposed land use incorporates flexible B1, B2, and B8 associated with the current and future use of the site outlined in the Bicester Motion Vision document. Any B8 uses will be linked to the use of the site as an automotive and engineering centre of excellence for the past, present and future. The buildings will also be of high-quality design in contrast to that often associated with buildings in B8 use.

The proposed development has been designed in response to the site's historic sensitivities, constraints, and wider context. The proposed development is designed to integrate with existing streets, spaces, and the orientation of the buildings will allow the buildings to address the airfield without turning their back on Skimmingdish Lane.

The proposed development will comprise a series of buildings to be constructed within the parameters identified in the parameter plans that accompany the planning application. There are opportunities for buildings with dual frontages, low-level glazed links and hard and soft landscaping within those parameters.

The design incorporates a Sustainable Drainage System, adequate parking, space for refuse and recycling and space to incorporate appropriate utilities. The proposal will complement the success of the existing



Bicester Heritage site and create opportunities to enhance the character of the Conservation Area by improving a site that is degraded and of poor quality.

A planning application has been submitted for the proposed development (REF PP-08285976). Please refer to the Planning Statement and evidence base submitted in support of the Planning Application for more information.

The application is supported by the following documents:

- Application forms;
- Site Location Plan;
- Planning Statement (this document);
- Design and Access Statement;
- Design Code;
- Parameters plan: developable areas;
- Parameters plan: height, scale and massing;
  
- Parameters plan: open space and landscape;
- Parameters plan: land use;
- Landscape and Visual Impact Assessment (LVIA);
- Phase 1 Ecological Assessment;
- Arboricultural Report;
- Transport Assessment and Travel Plan;
- Heritage Statement;
- Archaeology assessment;
- Flood Risk Assessment and Drainage Strategy;
- Ground conditions and geology report;
- Sustainability Report;
- Aviation Report; and
- Economic Impact.

### **Environmental Impact Assessment**

Environmental Impact Assessment has a wide scope and purpose. In accordance with Regulation 2(1) of the TCP (EIA) Regulations 2017, any proposed development will require EIA if it falls within Schedule 1 of the EIA Regulations. The proposed development does not meet the descriptions of development provided in Schedule 1.

In accordance with Regulation 2(1) of the TCP (EIA) Regulations 2017, any proposed development will require EIA if it falls within Schedule 2 of the Regulations and development, other than exempt development, is to be carried out in a 'sensitive area' as defined in the Regulations. Sensitive areas include a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979.

The proposed application site as defined by the red line boundary incorporates a Scheduled Ancient Monument. However, development is not proposed within or adjacent to the sensitive area and the proposed development will have no impact or effect on the scheduled monument. Scrub clearance will be undertaken in proximity to the scheduled monuments to better reveal their significance – this does not fall within the definition of development.

In accordance with Regulation 2(1) of the TCP (EIA) Regulations 2017, any proposed development will require EIA if it falls within Schedule 2 of the Regulations and is likely to have significant effects on the environment. In accordance with Schedule 2 10(b), the proposed development is considered to be 'industrial estate development'. Screening is required for industrial estate development above 0.5 hectares. It is noted



that the total site area is 24.9 acres (10.076HA) although the total footprint of the buildings will be considerably less. Therefore, EIA screening is undertaken on that basis.

### EIA Screening

Having been identified as a Schedule 2 project exceeding the stated site area threshold, the proposed development is screened below to determine if it is likely to have significant effects on the environment. Please refer to the Planning Statement and heritage report submitted in support of the planning application for further details of the proposed development being screened.

In accordance with Regulation 5(4) of Schedule 3, the determining authority (Cherwell District Council) must take into account any relevant information provided by the applicant and relevant selection criteria set out in Schedule 3. In addition to this letter, an EIA Screening checklist has been completed to assist Cherwell District Council in preparing a screening opinion that provides an assessment of the development against the Schedule 3 criteria. The completed checklist is attached at Appendix 3.

National planning practice guidance is helpful in providing indicative screening thresholds relating to Schedule 2 Part 10(b) industrial estate development in an annexe (para 057 Reference ID: 4-057-2070720). The guidance indicates that EIA is more likely to be required if the 'site area of the new development is more than 20 hectares'. The area of the proposed scheme is not more than 11 hectares, which is considerably less than that suggested by guidance.

Having regard to the location and former use of the site for military purposes, the proposed development will not have significant urbanising effects in a previously non-urbanised area. The site is Previously Developed Land set within an urban context with the main built area of Bicester to the south and industrial warehousing to the east.

For industrial estate development, the key issues to consider are the potential increase in traffic, emissions and noise alongside the indicative screening thresholds (para 057 Reference ID: 4-057-2070720). The proposed development will not give rise to emissions or noise which would likely have significant environmental impacts.

The development will be suitable for the roads that serve the development and will not have a severe traffic impact. Designed to the highest standards and respecting the character of its surroundings the development will be of an appropriate scale as indicated by the parameter plans. Please refer to the Planning Statement and evidence base documents for more information.

Appendix 3 of this letter identifies some potential impacts particularly in relation to natural resources, biodiversity and heritage assets. These are not considered to be significant which is discussed further below.

There will be no likely significant effects on natural resources as the proposal will largely utilise the existing topography of the site with minor alterations to accommodate the buildings. The maximum height of the new buildings will be a maximum of 13.5m. The proposal will utilise Previously Developed Land that has been used for military purposes. Sustainable construction methods will be used.

There will be no likely significant effects on biodiversity. The Phase 1 Ecological Assessment submitted in support of the development concludes the development is not likely give rise to any significant adverse impacts on any statutory designated sites. The development proposal will not result in the loss of habitats or features identified as being important by any statutory designations.

There will be no likely significant effects on heritage/archaeology. The Heritage Impact Report identifies the proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site. The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.



An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A suitable mitigation strategy will also be undertaken.

The assessment of the proposed development set out in this letter and Appendix 3 has been undertaken in the context of the wider site being allocated for development in the adopted Development Plan and having regard to the recently approved new development on the wider site, including the New Technical Site and new hotel. Neither of these developments required an Environmental Statement and it was concluded neither will result in likely significant environmental effects.

Furthermore, having regard to the EIA regulations, in combination with those schemes which have what is to be considered a reasonable chance of coming forward, the current development proposal will not result in likely significant environmental effects.

### **Conclusion**

This letter requests the formal EIA screening opinion of Cherwell District Council relating to the proposed development of the F.A.S.T. (Future Automotive Speed Technology) development parcel at Bicester Motion, Bicester.

In accordance with Schedule 2 of the EIA Regulations 2017, the proposed development is identified as industrial estate development over 0.5 hectares.

The proposed development has been assessed against the requirements set out in the EIA Regulations 2017, including screening against the criteria contained in Schedule 3 of the EIA Regulations 2017.

The proposed development has been assessed having regard to national planning practice guidance, including the indicative thresholds and other considerations set out in paragraph 57 para (Reference ID: 4-057-2070720.) of the Environmental Impact Assessment practice guidance.

Having regard to the assessment of the proposals set out in this letter and Schedule 3 criteria in Appendix 3, it is concluded that an Environmental Statement is not required to accompany the application for the proposed development. It is concluded that the proposed development will not result in likely significant environmental effects.

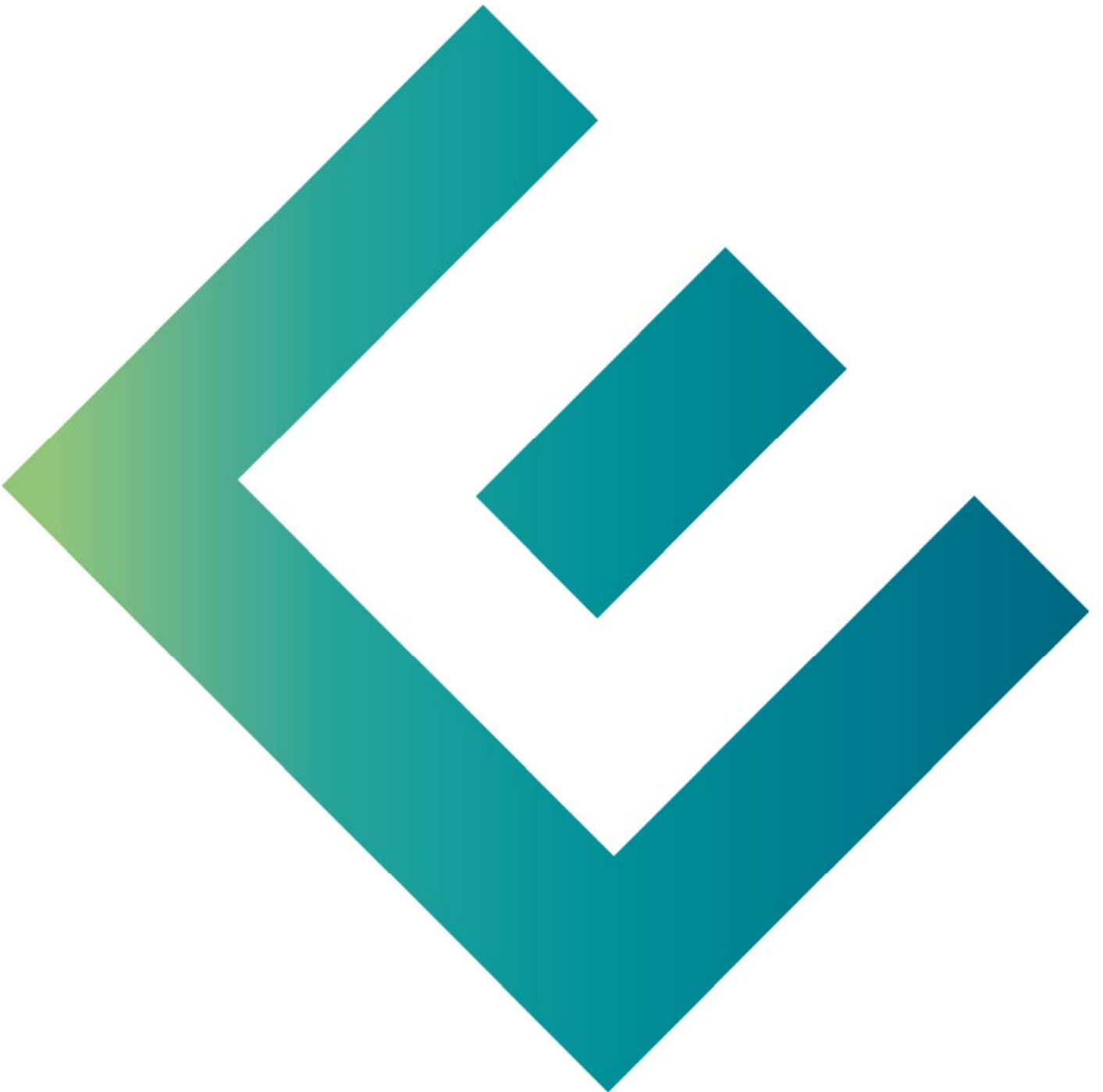
Regulation 6(6) states that the local planning authority shall adopt a screening opinion within three weeks of the date of receipt of a request. I look forward to receiving your screening opinion.

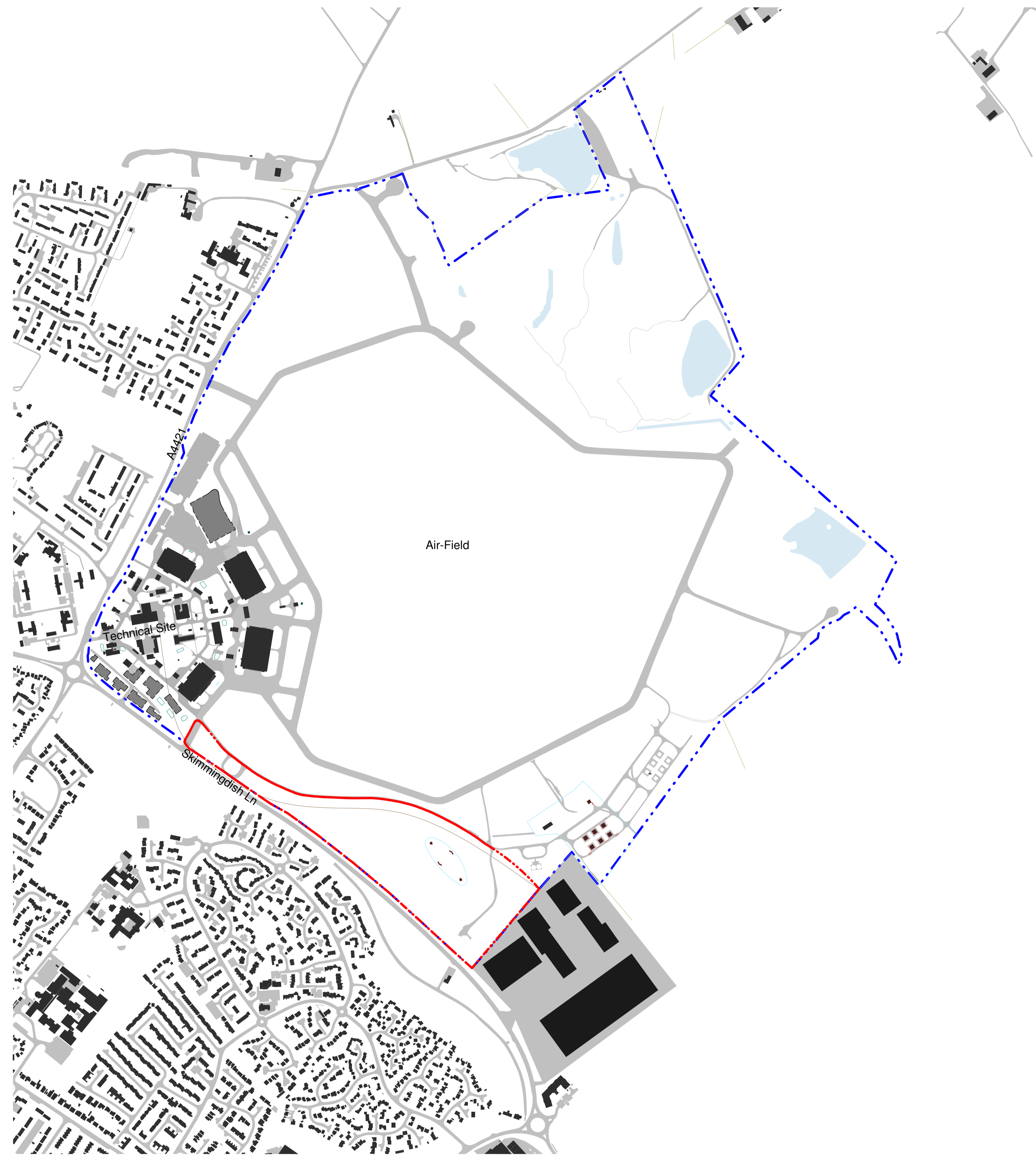
If you would like to talk through this letter or have any questions, please get in touch. Our office number is 01865731700.

Yours sincerely,

William Sparling BSc (Hons), MA, PhD  
Senior Planner  
Edgars

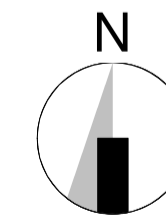
# Appendix 1





**KEY:**

- - - - Application Boundary
- - - - Ownership Boundary
- - - - SAM
- Existing Hardstanding
- Surrounding Developments
- Planning Approved Areas



## F.A.S.T. - Site Location Plan - B

### PLANNING

DRAWN BY: JY    CHECKED BY: AH  
 PROJECT:    ORG:    ZONE:    LEVEL:    TYPE:  
**5002854-RDG-Z05-ST-PL-A-0010**    REV: D    13.05.2019  
 SCALE 1 : 5000    @    A1



REV	DESCRIPTION	DATE	BY	CHKD
D	Drawing Title Update	14/11/2019	JY	AH
C	Rodline Update	13/11/2019	JY	AH
B	Rodline Update	06/11/2019	JY	AH
A	Rodline Update	24/10/2019	JY	AH

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# Appendix 2





**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS  
2017 SCREENING MATRIX**

<b>1. CASE DETAILS</b>	
<b>Case Reference</b>	PP-08285976
<b>Applicant</b>	Bicester Motion
<b>LPA</b>	Cherwell District Council
<b>Brief description of the project / development</b>	<i>Outline application to provide new employment units comprising B1 (Business), B2 (General Industrial), and B8 (Storage) uses with ancillary offices, storage, display and sales, with all matters reserved except for access at the F.A.S.T. development parcel, Bicester Motion, Bicester, OX26 5HA.</i>
<b>2. EIA DETAILS</b>	
<b>Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?</b>	No
<b>If YES, which description of development (THEN GO TO Q4)</b>	x
<b>Is the project Schedule 2 development under the EIA Regulations?</b>	Yes
<b>If YES, under which description of development in Column 1 and Column 2?</b>	10. Infrastructure Projects (a) industrial estate development projects.  The area of development exceeds 0.5 hectare.
<b>Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b>	Yes
<b>If YES, which area?</b>	Stratton Audley Quarries SSSI 1.1km to the north. Near to Bicester World War II Airfield Scheduled Ancient Monument that contains 16 designated areas to the north and east.
<b>Are the applicable thresholds/criteria in Column 2 exceeded/met?</b>	Yes
<b>If yes, which applicable threshold/criteria?</b>	The area of development exceeds 0.5 hectare.
<b>3. LPA/SOS SCREENING</b>	
<b>Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)</b>	No
<b>If yes, is a copy of the SO/SD on the file?</b>	No
<b>If yes, is the SO/SD positive?</b>	N/A
<b>4. ENVIRONMENTAL STATEMENT</b>	
<b>Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?</b>	No



Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?) or N/A)  Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site <b>(If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')</b>		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?) or N/A)  Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>	
<b>1. NATURAL RESOURCES</b>				
<b>1.1</b> Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The site comprises Previously Developed Land and the topography of the site will change through the erection of new buildings and associated works to create new employment space.	No	Unlikely to be significant as the changes will be localised, and the proposal will largely utilise the existing topography of the site. There will be some minor alterations in levels to accommodate the buildings. A landscape and visual impact assessment (LVIA) is submitted as part of the planning application.
<b>1.2</b> Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	The site area is just less than 11 hectares. Considerably less area will be used for the buildings, with provision for car parking and open space. Construction will use resources in terms of land, water, materials and energy.	No	The proposal reuses Previously Developed Land that has been used for military purposes. The proposal will utilise sustainable construction methods to reduce the effect on resources and minimise energy use.
<b>1.3</b> Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g.	No		No	

Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?) or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?) or N/A)	
forestry, agriculture, water/coastal, fisheries, minerals?				
<b>2. WASTE</b>				
<b>2.1</b> Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste will be created by the development aligned to the proposed uses.	No	A waste management strategy is in place for the wider Bicester Motion site. Tenants are encouraged to reduce waste and increase rates of recycling.
<b>3. POLLUTION AND NUISANCES</b>				
<b>3.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The development is not of a nature which would release particularly hazardous pollutants during operation or through the construction phase. The development will generate some additional traffic.	No	A Travel Plan and Transport Assessment are submitted in support of the application. Sustainable transport will be encouraged, and the site is well connected to public transport. Additional travel by car will be limited and the evidence base concludes the development will not have a severe traffic impact.
<b>3.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Likely during construction phase (noise, light and vibration). Some additional external lighting and noise will be expected from the new employment units.	No	This will mostly be limited to the construction phase so will be temporary and localised. The site is Previously Developed Land surrounded by built development. External lighting will be appropriate for the location.
<b>3.3</b> Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Potential risk of pollutants from construction work and during operation of employment units including as a result of surface runoff.	No	The Phase 1 Land contamination report in support of the development concludes there are low risks of contamination to any receptors, including people and including during the construction phase.  The Drainage Statement submitted in support of the development identifies that the development will include a Sustainable Drainage System.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<p><b>3.4</b> Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	No	A Phase 1 Land contamination report is submitted alongside the planning application.	N/A	
<b>4. POPULATION AND HUMAN HEALTH</b>				
<p><b>4.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	No		N/A	
<p><b>4.2</b> Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	No	<p>The site is private and secure with no public access or rights of way.</p> <p>Construction and operation will be compliant with legislation.</p> <p>All measures would comply with relevant CDM Regulations and Safety at Work Act with independent site safety audits.</p>	N/A	
<b>5. WATER RESOURCES</b>				
<p><b>5.1</b> Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project,</p>	Yes	The flood risk assessment of the site for the proposed development indicates the site has a very limited area which is at risk of some surface water flooding.	No	The proposed development will incorporate appropriate Sustainable Drainage for the site which will manage surface water. Flowpaths will remain the same, run off rates will not increase

Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?)) or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?)) or N/A)	
particularly in terms of their volume and flood risk?				and no significant impact on water resources is likely.
<b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>				
<b>6.1</b> Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	Stratton Audley Quarries SSSI 1.1km to the north (national).  Adjacent to the Bicester Airfield Local Wildlife Site (local).	No	The Phase 1 Ecological Assessment submitted in support of the development concludes the development is not likely to give rise to any significant adverse impacts on any statutory designated sites.  The proposals will not result in the net loss of habitats or features included in the designation of the adjacent non-statutory Local Wildlife Site (LWS) and no other pathways to impacts to the LWS have been identified.
<b>6.2</b> Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes		No	The proposals will not result in the net loss of habitats or features included in the designation of the adjacent non-statutory Local Wildlife Site (LWS) and no other pathways to impacts to the LWS have been identified.  Mitigation is proposed that will include the provision and future management of areas of long tussocky calcareous grassland and tree and shrub planting that will mitigate negative impacts and provide for the ecological enhancement of the development site.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<b>7. LANDSCAPE AND VISUAL</b>				
<b>7.1</b> Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local).	No		N/A	
<b>7.2</b> Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	The land is flat and low-lying and only glimpsed views of the proposed development within the site and adjacent highways will be achieved.	No	The LVIA submitted in support of the development identifies that landscape impacts are predicted to be minimal with little to no influence beyond the site boundary. There are no sensitive visual receptors that will be impacted upon by the proposed development. Lower sensitivity road users and cyclists may have glimpsed views through the boundary screening.
<b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<b>8.1</b> Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around	Yes	Near to RAF Bicester World War II Airfield Scheduled Ancient Monument that contains 16 areas to the north and east.  There are a number of listed buildings adjacent to the development site.	No	The Heritage Impact Report submitted in support of the development demonstrates that historic interest lies in the survival of the existing military buildings and other structures and it is considered the proposal will not have any direct adverse impact on existing buildings

<sup>1</sup> See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?)) or N/A		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?)) or N/A	
the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		The site is within the Former RAF Bicester Conservation Area.		<p>or structures. The proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site.</p> <p>The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.</p> <p>An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A trial trench evaluation will be undertaken during the construction phase to inform a suitable mitigation strategy.</p>
<b>9. TRANSPORT AND ACCESS</b>				
<b>9.1</b> Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	N/A	N/A	
<b>9.2</b> Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	A Transport Assessment is submitted as part of the application that concludes the development is acceptable with regard traffic impact	N/A	



Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?)) or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?)) or N/A)	
<b>10. LAND USE</b>				
<b>10.1</b> Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	The land is within the wider Bicester Motion site that will continue to remain in the ownership of the applicant and will continue to be used as currently.		
<b>10.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?	No	The land is within the wider Bicester Motion site that will continue to remain in the ownership of the applicant and will continue to be used as currently.	N/A	
<b>11. LAND STABILITY AND CLIMATE</b>				
<b>11.1</b> Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	
<b>12. CUMULATIVE EFFECTS</b>				
<b>12.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	There are large scale development projects around Bicester including residential and commercial developments. There are proposals for a New Technical Site and new hotel on the site.	No	The site is allocated for employment related development in the Local Plan that has been subject to sustainability appraisal. The proposal is accompanied by a Transport Assessment which concludes that the proposed development

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
				will not have a significant adverse impact on the surrounding highway network.
<b>13. TRANSBOUNDARY EFFECTS</b>				
<b>13.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>	No		N/A	

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<sup>2</sup> The Regulations require consideration of the transboundary nature of the impact. Due to the England’s geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

## 5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

### **Characteristics of Development**

The description of the proposed development is an outline application to provide new employment units comprising B1 (Business), B2 (General Industrial), and B8 (Storage) uses with ancillary offices, storage, display and sales, with all matters reserved except for access at the F.A.S.T. development parcel, Bicester Motion, Bicester, OX26 5HA.

The proposed development site is approximately 2.4km (1.5miles) north/north east of the centre of the market town of Bicester at Bicester Motion (formerly known as former RAF Bicester). The proposed development site is located adjacent to the A4421 (Skimmingdish Lane) at the south west corner of Bicester Motion. The land is flat and low lying. The total site area is 24.9 acres (10.076HA).

Adopted Local Plan Policy Bicester 8 allocates the site for employment related development. The scale of the proposed development is acceptable when considered within the wider context of the existing site and location adjacent to Bicester. The proposed development will not extend over a large area.

### **Location and Siting**

The site is not located within wetland, riparian areas, river mouths, coastal zones or marine environments, mountains, forests, nature reserves and parks or European sites or other areas classified or protected under national legislation as described in Schedule 3 of the 2017 Regulations. The site is not located in a densely populated area.

The site is located near to a Scheduled Ancient Monument that comprises 16 areas. Having regard to the heritage sensitivities of the site the proposed development is located away from the most sensitive areas including the Scheduled Ancient Monument. A Heritage Impact Report concludes that the proposed development will result in no harm to the heritage assets and if it did this would be at the lower end of the 'less than substantial harm' scale.

The site is located adjacent to the Bicester Airfield Local Wildlife Site and Stratton Audley Quarry is approximately 1km to the north. The Phase 1 Ecological Report concludes there will be no impact on the statutory designations.

### **Types and Characteristics of the Potential Impact**

Having regard to the sensitivities of the site, the proposed development is well-designed, is of appropriate scale and massing.

With regard to cultural heritage/archaeology, the Heritage Impact Report identifies the proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site. The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.

An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A trial trench evaluation will be undertaken during the construction phase to inform a suitable mitigation strategy.

Having regard to natural resources/waste/pollution, the site is Previously Developed Land and the proposed development will not give rise to significant environmental effects. Additionally, any potential impact will be mitigated through the application of relevant legislation controlling pollution and provision of a sustainable drainage solution for the site.

With regard to biodiversity, a phase 1 ecological appraisal concludes there is no significant impact on designated sites. Mitigation measures are also proposed to protect and enhance biodiversity on the site itself.

The impact of the proposed development will be local and limited to the provision of new employment space on Previously Developed Land within the wider Bicester Motion site.

There will be no transboundary impacts.

**Conclusion**

In conclusion, it is considered that the proposed development will not result in likely significant environmental effects.

**6. SCREENING DECISION**

<b>If a SO/SD has been provided do you agree with it?</b>	<SELECT>
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<b>Is it necessary to issue a SD?</b>	<SELECT>
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<b>Is an ES required?</b>	<SELECT>
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<b>7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)</b>	<b>OUTCOME</b>	
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<b>Is likely to have significant effects on the environment</b>	ES required	
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<b>Not likely to have significant effects on the environment</b>	ES not required	✓
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<b>More information is required to inform direction</b>	Request further info	
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<b>NAME</b>	
<b>DATE</b>	