

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Barton Willmore
7 Soho Square
London
W1D 3QB

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Caroline Ford**

Direct Dial: **01295 221823**

Email: **caroline.ford@cherwell-dc.gov.uk**

Your Ref: **31036/A5/MM**

22nd December 2020

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 20/03254/SCOP

Applicant's Name: Barton Willmore

Proposal: Scoping Opinion - Environmental Impact Assessment in accordance with Regulation 15 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Location: Bicester Eco Town Exemplar Site
Banbury Road
Bicester

Parish(es): Bucknell

I write in response to the Scoping Request submitted to the Local Planning Authority (LPA) on 16 November 2020 accompanied by a Scoping Report dated November 2020.

The Scoping request relates to part of the land allocated at NW Bicester by Policy Bicester 1 of the adopted Cherwell Local Plan 2011-2031.

The LPA has reviewed the information provided in order to determine the potential of the proposed development to have significant environmental effects and those aspects of the environment likely to be affected. In doing so, the LPA has had regard to the provisions of Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations 2017) as well as the criteria for determining the potential for significant environmental effects as set out in Schedules 3 and 4 of those Regulations. Regulation 4(2) and Schedule 4 of the Regulations sets out the necessary information required to assess impacts on the natural environment to be included within an Environmental Statement.

In coming to a view, the LPA has also consulted with the relevant statutory authorities and consultation bodies whose comments are referred to within this Scoping Opinion and available in full on the Council's website.

This letter should be taken as the formal Scoping Opinion of the LPA under the EIA Regulations 2017.

Transport

It is agreed that this should be scoped into the Environmental Statement.

It is noted that there is ongoing correspondence about the scope of the Transport Assessment with OCC. OCC have advised that the methodology for assessing traffic impacts should mirror that of the TA, albeit the TA will deal with peak time impact compared to the ES which will take account of daily traffic flows. The Bicester Transport Model does not have daily flows modelled, so an appropriate factoring based on traffic survey data will need to be used to estimate daily flows.

OCC advise that construction traffic must be assessed including its impacts upon existing residents. In this context, at 3.10, the internal roads and junctions that are to be used for construction access should be included in the list of highway links and highway junctions to be assessed. While the internal roads are not yet adopted, they are publicly accessible roads and should therefore be included.

Air Quality

It is agreed that this should be scoped into the Environmental Statement.

The Council's Environmental Protection Team have raised no comments with regard to the suggested approach for this topic. Nonetheless, they have noted that all new domestic premises are now being required to be provided with an EV charging point where they have car parking provided with the property.

Noise and Vibration

It is agreed that this should be scoped into the Environmental Statement.

The Council's Environmental Protection Team have commented that noise from the railway line should also be included in the assessment. In addition, you are advised that if required, reference should be made to BS4142:2014 (Methods for rating and assessing industrial and commercial sound) should noise sources be found that require this type of assessment.

Landscape and Visual Effects

It is agreed that this should be scoped into the Environmental Statement.

The Council's Landscape Officer has advised that the LVIA should also include representative viewpoints in respect of residential receptors on Charlotte Avenue / private drives (for example those parcels to the east) and Braeburn Avenue (for example the west parcel). Otherwise, the viewpoints are considered acceptable and it is also concluded that the proposed content for the LVIA to inform the ES Chapter is acceptable.

Ecology

It is agreed that this should be scoped into the Environmental Statement.

The approach to this topic is agreed as this is relatively standard. However, paragraph 7.4 refers to CIEEMs 2006 guidelines and there is now a more updated version which should be followed – CIEEM's Guidelines for Ecological Impact Assessment version 1.1 (updated September 2019).

The report does not mention ecological enhancements beyond mitigation, and this should be included particularly if compensatory habitats or contributions are likely to be required in order to achieve the required net gains for biodiversity. A Biodiversity Impact Assessment tool should be included and discussed.

The cumulative impact assessment should include consideration of how the green infrastructure and any wildlife corridors will complement those of adjacent developments.

Natural England have provided some key points of advice, which are presented as an annex to their response letter and this is available via the public access service through the Council's website.

Built Heritage

It is agreed that this should be scoped into the Environmental Statement.

The approach to the assessment of this topic is agreed.

Population and Human Health

It is agreed that this should be scoped into the Environmental Statement.

The approach to the assessment of this topic is agreed. The employment requirements of Policy Bicester 1 should be noted. Whilst the Masterplan does not require any significant employment generating activities on this particular part of the site, the opportunities should be considered (such as how home working could be accommodated, etc) so that it can be demonstrated that the Policy requirement around demonstrating how access to work will be achieved and to deliver a minimum of one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport. As such, the operational phase impacts on employment should also be included.

Water Resources and Flood Risk

It is agreed that this should be scoped into the Environmental Statement.

The approach to the assessment of this topic is agreed as all relevant matters are considered.

OCC have provided detailed comments regarding their expectations for this site – their response is available to view via the public access service through the Council's website.

Thames Water have advised that the following matters should be considered and covered:

- The development's demand for sewage treatment and network infrastructure, both on and off site and can it be met.
- The surface water drainage requirements and flood risk of the development, both on and off site and can it be met.
- The development's demand for water supply and network infrastructure, both on and off site and can it be met.
- Build out / phasing details to ensure infrastructure can be delivered ahead of occupation.
- Any piling methodology and whether this will adversely affect neighbouring utility services.

The Environment Agency have not yet responded to this scoping request. If and when comments are received, they will be forwarded under separate cover.

Climate Change

It is agreed that this should be scoped into the Environmental Statement.

The approach to the assessment of this topic is generally agreed. Whilst reference is made to compliance with the Building Regulations in force at the time and reference is made to policy requirements, the specific requirement through Policy Bicester 1 is for a '*true zero carbon*' development. It is expected that this requirement be included within the assessment of this topic.

Cumulative Effects

It is agreed that it will be necessary to consider cumulative effects on the environment resulting from committed developments in the area.

To the list at table 12.1, should be added 14/01641/OUT and 14/01968/F. Please also note that the reference number for the second record in table 12.1 should be 10/01780/HYBRID. In respect of the record 17/01090/OUT – please note, this planning permission is not being implemented. The development is being implemented in accordance with 19/00347/OUT (which varied the original approval 14/01675/OUT) and reserved matters 19/00349/REM (completed) and 20/02454/REM (approved December 2020). The Council have also received a further S73 application to vary 19/00347/OUT – this is 20/03199/F.

Matters to be scoped out

It is agreed that Agriculture and Soils, Archaeology, Land Contamination, Wind Microclimate, Daylight, Sunlight and Overshadowing, Lighting (as a standalone chapter), Waste and Accidents and Disasters can be scoped out of the Environmental Statement. Where necessary assessments covering these topics should be submitted with the application.

Continued...

I trust this information is of assistance to you in the formulation of an Environmental Statement.

Full details of all comments received to this request can be found in full on the Council's website:
<https://planningregister.cherwell.gov.uk/Planning/Display/20/03254/SCOP>

If you have any questions or queries regarding the above please contact the Case Officer using the details provided above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.P.', with a stylized flourish at the end.

David Peckford
Assistant Director – Planning and Development

Checked by: Andy Bateson