

P18-2523

14 April 2021

Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Dear Sir/Madam

**Residential led development on Land South East of Kidlington.  
Request for Screening Opinion under Town and Country Planning Act  
(Environmental Impact Assessment) (England and Wales) Regulations 2017 (as  
amended 2018), Regulation 6.**

We write on behalf of Barwood Land Securities Ltd (the 'Applicant') to request a Screening Opinion to determine whether there is a requirement for an Environmental Impact Assessment (EIA) to accompany a planning application for development at the above location. This request is made under Regulation 6 of the Town and Country Planning (EIA) Regulations 2017.

The Proposed Development is likely to include up to 375 residential dwellings, large areas of open space containing formal sports facilities, including changing facilities and community meeting room, potential for an extension to Kidlington cemetery and allotments, vehicular access and associated infrastructure, engineering works and landscaping.

The Application Site is located on the south eastern edge of the settlement of Kidlington and is positioned between the A34, which defines the eastern boundary, and Bicester Road which marks its extent to the west. The Application Site extends to approximately 27.75ha and comprises two irregular shaped pastoral fields and one rectangular shaped arable field, with established hedgerows and occasional trees along the field boundaries.

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As Cherwell District Council will be aware, the Application Site forms part of the wider allocated site under Policy PR7a of the Cherwell Local Plan Partial Review 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Needs. The allocated site extends to c 32ha.

In summary, key delivery requirements under Policy PR7a are:

- 430 homes on 21 hectares of land;
- 0.7 hectares of land for an extension to Kidlington Cemetery;
- 11 hectares of land for green infrastructure including formal sports facilities;
- Land for play areas and allotments within the developable area

The Application Site subject to this Screening Request, covers the central and southern areas of the allocated site extending to approximately 27.75ha, as shown on the plan contained within **Appendix A**.

In accordance with the EIA Regulations we have provided the following information:

- (a) A plan sufficient to identify the land (**Appendix A**);
- (b) A description of the development, including in particular-
  - i. A description of the physical characteristics of the development and, where relevant, of demolition works;
  - ii. A description of the location of the development, with particular regard to the environmental sensitivity of the geographic areas likely to be affected;
- (c) A description of the aspects of the environment likely to be significantly affected by the development;
- (d) To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from-
  - i. The expected residues and emissions and the production of waste, where relevant; and
  - ii. The use of natural resources, in particular soil, land water and biodiversity ; and;
- (e) Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures to avoid or prevent what might otherwise have been significant adverse effects on the environment.

This information is set out within this letter.

## **The Proposed Development**

The proposals are continuing to develop as preparation for the outline application progresses, however the Proposed Development subject to this screening request, is likely to include up to 375 residential dwellings, large areas of open space containing formal sports facilities, including changing facilities and community meeting room, potential for

an extension to Kidlington cemetery and allotments, vehicular access and associated infrastructure, engineering works and landscaping.

Whilst this screening request relates to the southern and central parts of the allocation (as shown in **Appendix A**) consideration to the entire allocated site is relevant and further discussed later in this letter. Cherwell District Council will be aware that in accordance with Policy RP7a requirements, a Development Brief for the entire allocated site is being prepared in consultation with Cherwell District Council, Oxfordshire County Council and Oxford City Council. The proposals for the Application Site subject to this screening does not prejudice the remaining areas of the allocation coming forward.

In relation to the subject Site, it is envisaged that a pedestrian/cycle route will be provided from Bicester Road at the existing access point which will be extended into the Site. Vehicular access will be provided via two new access points, one access point being located within the subject Site and the second access point being provided within the northern parcel of land within the allocated Site. An emergency access point from Bicester Road is potentially proposed which would also facilitate a pedestrian and cycle access, in addition to the other ped/cycle routes throughout the development and linking with the surroundings. The existing public footpath that runs along the eastern boundary of the Application Site will be incorporated into Site's proposals predominantly along its existing route.

The proposals for the entire allocation have been structured around the creation of a tree-lined Spine Street that runs through the heart of the development and the provision of an extensive green infrastructure network, specifically in the south of the Application Site which offers the opportunity for formal sports facilities (including changing facilities and meeting room) along with informal public parkland. The green corridors, which form an integral part of Kidlington South East's green infrastructure, will contain the existing landscape features and link to the development's wider open spaces facilitating the movement of people and wildlife. A pedestrian and cycle route, currently referred to as 'The Greenway' is proposed which would run through the proposed large area of public open space in the southern part of the Site, connecting Oxford Parkway Railway Station to the existing facilities and services on Oxford Road to the east.

SuDS features are also proposed along the eastern areas of the Application Site to correspond with its lowest points. The SuDS features will be shallow vegetated basins for the attenuation and retention of flows. They will condition the quality of the water and provide landscape, amenity and ecological benefits. The attenuation basins will be landscaped with native submerged, emergent and marginal vegetation. Existing ditches will seek to be retained and buffered by public open space, whilst being integrated into the Application Site drainage scheme.

## EIA Requirement

The Proposed Development can technically be categorised as a Schedule 2 development within the EIA Regulations, specifically falling within section 10 'Infrastructure Projects', (b) 'Urban Development projects'.

The Application Site is not considered to lie within a sensitive area as defined by the EIA Regulations, (i.e. within a Site of Special Scientific Interest or European site, National Park, Area of Outstanding Natural Beauty, World Heritage Site or Scheduled Monument) and therefore the applicable thresholds/criteria for defining a development as Schedule 2, in this instance section 10b, should be referred to.

It is recognised the applicable threshold/criteria for defining category 10b (Urban Development projects) are:

- i) "the development includes more than 1ha of urban development which is not dwellinghouse development; or
- ii) the development includes more than 150 dwellings; or
- iii) the overall area of the development exceeds 5 hectares".

In this instance, the proposals are likely to exceed the thresholds identified above so it is therefore appropriate to request a Screening Opinion from the Local Planning Authority to determine whether it is considered that there are any significant effects likely to arise from the Proposed Development.

It is clear that the proposals exceed thresholds ii) and iii) as up to 375 dwellings are proposed, and the overall area of the development is 27.75ha. However, it should be recognised that large areas of the Application Site have been set aside for green infrastructure, including a new woodland park and zone to contain formal sports facilities. In addition to this, areas for new allotments, play provision, and sustainable drainage ponds are included within the development proposals. Therefore, only an approximate area of 11.5ha within the Application Site is likely to be used for residential development.

Schedule 2 developments only require an EIA to be completed if it is considered that they are 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location' (Part 1- Regulation 2). It is considered the Proposed Development does not constitute 'likely significant effects on the environment' for the reasons set out throughout this letter.

Schedule 3 (Regulation 4(6)) of the EIA Regulations identifies the 'selection criteria for screening Schedule 2 development', which are categorised under three general headings: characteristics of development; location of development; and types and characteristics of the potential impact. The relevant criteria within each of these headings (and subsequent subheadings) is discussed below.

## Characteristics of development

Size and design of the development: As discussed above the Proposed Development is continuing to develop but is likely to exceed the thresholds within section 10(b) which assist in determining whether a development is Schedule 2. However, the EIA Regulations are also supported by the NPPG which includes a table accompanying paragraph 4-057-2070720 entitled 'Thresholds and Criteria for the identification of Schedule 2 development requiring EIA and indicative values for determining significant effects'.

This table provides guidance on the issues important to consider in determining whether significant effects are likely in a given proposal. For section 10(b), the Schedule 2 screening threshold guidance contained in the NPPG states EIA is more likely to be required for sites which have not previously been intensively developed if:

- 1) *"area of the scheme is more than 5 hectares; or*
- 2) *it would provide a total of more than 10,000m<sup>2</sup> of new commercial floorspace; or*
- 3) *the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)"*

Firstly, it is clear that the Proposed Development does not provide more than 10,000m<sup>2</sup> of new commercial floorspace.

Secondly, as set out above, whilst the Application Site is over 5 hectares in size, not all of the Application Site is proposed for built development, with large areas set aside for green infrastructure and public open space, leaving approximately 11.5ha for residential development.

As noted earlier in this letter, the Application Site forms part of the Land South East of Kidlington allocation under Policy PR7a of the Cherwell Local Plan Partial Review 2011-2031 (Part 1) Partial Review – Oxford's Unmet Needs and is considered to be ideally located on the boundary of Kidlington's urban area to support a significant amount of Oxford's housing associated community facilities. Given the Site's location along the existing urban edge of Kidlington, adjacent to the A34 and Oxford Parkway Railway Station, it is considered that the development would not have significant urbanising effects in a previously non-urbanised area. It is relevant to note that the Application Site is currently influenced by a number of urbanising features including the adjacent Sainsbury's superstore, Thames Valley Police mast and the adjacent main roads. The Application Site is also generally well contained by established boundary vegetation which limits views of the Site from its surroundings, which assist in reducing any significant urbanising effects. Furthermore, the inclusion of the proposed large area of open space in the south of the Site, ensures the development sympathetically assimilates into the surrounding context. It is relevant to acknowledge that the proposed 375 dwellings is far lower than the suggested development threshold of 1,000 dwelling in NPPG guidance.

Cumulation with other developments and/or approved developments: According to Schedule 3 (the Selection Criteria for Schedule 2 Development), it is noted that consideration should be given to “*cumulation with other existing development and/or approved development””. This is further noted in the NPPG at Paragraph 024, reference 4-024-20170728, which states “*Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”*”*

As discussed within this letter already, the Application Site forms the majority of the allocated site under PR7a of the Cherwell Local Plan Partial Review 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Needs. The field located north of the Application Site subject to this Screening Request extending to c. 5ha forms the remaining area of the allocated site. Whilst no planning application for the northern parcel has been submitted to the Council and is therefore not considered 'existing or approved development' as per Paragraph 024, reference 4-024-20170728 in the NPPG, it is relevant to consider whether any potential significant cumulative effects could arise should this northern parcel of the allocation come forward with, or following, the Application Site subject to this Screening Request.

It is assumed that the northern parcel of the allocation would deliver a further c. 85 dwellings with associated open space, drainage and potential areas for cemetery expansion and allotments. With reference to the above thresholds and discussion, it is not considered this additional development would change the conclusions reached. The small additional land take (c 5ha) and associated proposals would not result in significant urbanising effects given its location on the boundary of Kidlington’s urban area. Furthermore, the location of proposed open space not just in the south of the Site, but also likely to be included in this northern parcel along its north eastern edge, would assist in providing suitable buffers to the surroundings, reducing impacts on existing residential dwellings along Water Eaton Lane. It is relevant to acknowledge that even considering the total proposed number of dwellings over the allocated site, this is far lower than the suggested development threshold of 1,000 dwelling in NPPG guidance.

Whilst the remainder of this letter focuses on the potential impacts in relation to the subject Application Site (i.e. the central and southern parcels of the allocation), consideration is also given to any additional potential cumulative effects with the northern part of the allocation for completeness.

There are no further sites that we are aware of that would be relevant to consider in relation to cumulative impacts.

Use of natural resources/production of waste/pollution and nuisances/risk of accidents/risk to human health: The nature of the Proposed Development is not unusually complex and it is considered unlikely it will pose potentially hazardous environmental effects, high risk of accidents or risk to human health. It is acknowledged that the size of the Proposed Development and the likely length of time that the Proposed Development would be under construction will inevitably and unavoidably result in the use of natural resources, and the production of waste and/or pollution compared to the existing baseline, however it is considered that standard mitigation measures and construction best practice would assist in reducing these potential effects and they are not considered significant. This is also considered the case when considering potential cumulative effects with the northern part of the allocation.

### **Location of the development**

Sensitivity of existing areas likely to be affected/ existing and approved land use and absorption capacity of the natural environment: In terms of landscape quality, sensitivity and value, the Application Site and its immediate context are not subject to any national, local or other landscape designations such as AONB or Special Landscape Area. None of the trees lying within or immediately adjacent to the Application Site are covered by Tree Preservation Orders. The Application Site is not publicly accessible except for the south eastern edge which is crossed by a public footpath.

Vegetation is contained to the Application Site boundaries and internal field boundaries and comprises established hedgerows and tree belts. A Landscape Statement prepared by CSA Environmental established that the Application Site has an overall medium landscape quality, sensitivity and value and is influenced by a number of urbanising features including the adjacent Sainsbury's superstore, Thames Valley Police mast and the adjacent main roads all of which are detracting features in the landscape.

The Application Site is generally well contained by established boundary vegetation which limits views of the Site from its surroundings, although open views of the Site are possible from the public footpath within the south east of the Site and from the existing allotment gardens and cemetery to the immediate west of the Site.

Views from properties on Water Eaton Lane to the immediate east of the Application Site are predominantly screened by the established trees. Views from the south are screened by the established tree belts along the south eastern and south western Site boundaries, which screen the Site from the A34 and A4165 respectively. Views of the Application Site from the immediate west are possible from the existing Kidlington allotments and cemetery, which look out across the central part of the Site, with new planted vegetation providing some filtering of views. Views from Bicester Road to the west are screened by the established tree belt along the Application Site's eastern boundary.

The Landscape Statement concludes that residential development could be accommodated on the Application Site without significant impacts on the Site's landscape features or on the surrounding landscape character. Existing field boundary trees and hedgerows would

be retained and enhanced within the development proposals where possible, creating a strong, established and defensible boundary to the settlement edge. Sensitively designed development of the Application Site would contribute to delivering housing numbers within the local plan period, without resulting in any significant landscape and visual effects. It is not considered there would be any further impacts of significance, should the northern part of the allocation come forward.

A Preliminary Ecological Appraisal was carried out in April 2017, with further work undertaken in 2019, 2020 and 2021, including protected species surveys and updated ecological records from the local records centre (Thames Valley Environmental Records Centre). It identified that there are no statutory designated wildlife sites covering any part of the Application Site or located adjacent to it. The Oxford Meadows SAC is located c.2.1km south-west of the Site. Six national statutory designated wildlife sites were identified within 3km of the Site:

- Pixey and Yarnton Meads SSSI (c.2.1km south-west)
- Rushy Meadows SSSI (c.2.1km north-west)
- Port Meadow with Wolvercote Common and Green SSSI (c.2.1km south-west)
- Wolvercote Meadows SSSI (c.2.4km south-west)
- Hook Meadow and The Trap Grounds SSSI (c.2.4km south west)
- Woodeaton Quarry SSSI (2.8km east)

No other national statutory designations are located within 2km of the site, albeit six non-statutory designations were identified within 2km of the Site, the closest of which is Stratfield Brake Woodland Trust Reserve, a small area of mature woodland located c.180m south-west, separated from the Application Site by the highway network. Given the distance between these designated sites and the Application Site, and the nature of the non-designated sites, it is considered no significant effects will arise as a result of the Proposed Development.

The work undertaken to date has identified the following:

- The on-site habitats are dominated by species-poor, semi-improved grassland although there are some small areas of bare ground containing the notable plant mousetail. All fields at the Application Site are bounded by hedgerows. These are all mature with some containing mature trees, ditches or banks, and one which contains a shallow pond.
- A total of three trees of high bat roost potential and ten trees of moderate potential were identified on-site in 2107. Bat activity surveys revealed moderate activity which was largely limited to the hedgerows, particularly the Site's central western boundary. Update survey work for bats was undertaken during 2019/2020, where results were not significantly different. Further surveys of trees with high bat roosting potential are scheduled for spring/summer 2021.



- No evidence of badger was confirmed. Dormouse, water vole and otter are considered unlikely to be present at the Application Site and opportunities for reptiles are deemed to be limited.
- An Environmental DNA (eDNA) sample was due to be taken from the on-site pond to determine the presence/absence of great crested newt, although the pond was dry in 2017 and therefore not suitable to support amphibians. Repeat eDNA surveys were undertaken in 2018 and 2020 both of which were negative for great crested newts.
- The hedgerows and mature trees are likely to provide opportunities for nesting and foraging birds at the Site. The associated pond and ditches add to the habitat diversity on-site and increase its value for birds although overall, there it is considered unlikely that a significant assemblage of birds, or particularly uncommon species are supported.

The design of the Concept Masterplan provides the opportunity for ecological enhancement across the Application Site, retaining a large part of the Site as green infrastructure and creating a number of key green infrastructure routes. The majority of trees and hedgerows within the Application Site can be integrated into the development proposals. Where breaks in the hedgerows are needed to facilitate access, mitigation measures will be put in place, such as replacement planting or enhancing existing linear habitat features. Aquatic opportunities will be retained and enhanced on-site for the benefit of local wildlife. Whilst the development will result in changes to the existing habitats, there is the opportunity to create a net biodiversity gain. Therefore, is it consider the Proposed Development is not likely to result in significant effects on ecology. Any application will be accompanied by relevant up to date ecology surveys and consideration to biodiversity net gain as appropriate.

A Heritage Appraisal (**Appendix B**) prepared in April 2017 identified potential effects on heritage assets within the vicinity of the Application Site. Four Grade II Listed Buildings are located near to the Application Site, the closest of which is Stratfield Farmhouse c.360m west of the Application Site, across the highway infrastructure. Given the distance between the Site and these Listed Buildings, combined with the presence of modern built development and the surrounding road network, development of the Application Site (or considering the entire allocation) is unlikely to affect their settings or significance as heritage assets.

The hedgerows along the field boundaries within the central area of the Application Site date back to 1884 forming an enclosed field to the east of the now demolished Gosford Hill Farm. Ridge and furrow earthworks are also evident within the Application Site dating back to the medieval period, however, these are considered to be of low archaeological significance and therefore will not affect the development proposals.

Further archaeological investigations and updated appraisal would be undertaken as part of the submission of any planning application submitted in respect of the Site. It is clear that consideration of potential heritage effects can be effectively dealt with through further

investigation as is normal practice in the context of the preparation of a planning application. Any effects could be readily mitigated through careful scheme design and are therefore judged as not likely to be significant.

The Environment Agency flood maps shows the entirety of the Application Site sits within Flood Zone 1 (low probability of flooding). The Environment Agency surface water flood map shows that there are several patches which are at moderate to high risk for pluvial flooding in the east of the Application Site and these areas will be managed and mitigated as part of the development proposals. The Cherwell and West Oxfordshire Strategic Flood Risk Assessment indicate that Kidlington is affected by groundwater flooding. Risks associated with groundwater and surface water will be managed through the provision of suitable finished floor levels to manage overland flows and attenuation basins will be designed to be shallow to avoid groundwater levels. With the inclusion of SuDS features, the effects of the Proposed Development are considered to be not significant and has the advantage of providing landscape, amenity and ecological benefits.

A Noise survey has been undertaken at the Application Site boundaries adjacent to the A34, Oxford Road and Bicester Road. Existing sound levels at the Application Site have been considered with reference to BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings' (BS8233:2014), and with the World Health Organisation's Guidelines for Community Noise' 1999 (WHO Guidelines).

Survey results show that sound levels are highest adjacent to the A34 and up to approximately 15dB sound attenuation will be required for gardens located nearest to this road. Initial work indicates that sufficient attenuation can be achieved through the installation of an acoustic sound barrier along part of the eastern boundary, around which is proposed to be landscaped with new tree planting to create an attractive backdrop to the new development. With this mitigation, it is not considered there would be significant effects which would require an ES. It is not considered there would be any further noise impacts of significance, should the northern part of the allocation come forward.

### **Types and characteristics of potential impact**

Consideration to potential impacts have been noted in the above commentary, and it is acknowledged that the magnitude, spatial extent, nature, intensity, complexity, duration, frequency or reversibility of impacts need to be given consideration in the determination of whether the Proposed Development is likely to have significant effects to require an EIA.

As identified throughout this letter, a comprehensive approach has been taken in relation to the design of the Proposed Development. The careful consideration of the design of the development, specifically the retention of large areas of open space and green infrastructure, in addition to the careful siting of built form parcels, has resulted in a number of integral mitigation measures being included, which have sought to reduce

impacts and effects of the Proposed Development as far as possible, and to non-significant levels. These include, but are not restricted to:

- Retention as far as practicable of the existing established tree lined field boundaries including the internal field boundaries, ensuring the proposals are well integrated into the existing landscape framework;
- Creation of public open space in the southern part of the Site, with proposed built form aligned with the existing southern edge of Kidlington within a clearly defined and robust field boundary, maintaining a physical separation between the extended built up area of Kidlington and any future growth in the north of Oxford;
- Creation of a linear open space along the south eastern edge of the Site, retaining the public footpath along its current alignment;
- Potential to create a pedestrian route linking the existing public footpath to the south of Water Eaton Lane, with Bicester Road and the adjacent Sainsbury's superstore to the west;
- Creation of recreation opportunities within the Proposed Development area, including pedestrian routes and a new children's play area;
- Potential for the provision of new bat roosting and bird nesting opportunities within new buildings and retained mature trees;
- The siting of dwellings, set back from the eastern boundary, to accommodate an acoustic bund which will form part of the acoustic mitigation measures to address noise from the A34. The acoustic bund will sit within a green corridor and will contain significant new landscaping providing an attractive backdrop to the new development and will also provide biodiversity benefits;
- 'The Greenway' will form a new attractively landscaped route which will become an important focal point for the sustainable movement of people wishing to walk and cycle to Oxford Park railway station from both Kidlington South East and the existing areas of Kidlington. On its route through the development, the Greenway will pass by the proposed new allotments, the new playing fields and the proposed new woodland park.
- The inclusion of an extensive area of public open space will maintain a physical separation between the extended built up area of Kidlington and the future northerly growth of Oxford to the east of the A34. This area will deliver a range of recreational and ecological benefits and provide an important new area of public open space for the benefits of both existing and future residents of the settlement.

- The utilisation of Sustainable Drainage Systems (SuDS) to deal with the surface water network, which will improve water quality of run-off; and
- Best practice construction measures and strategies will be adopted which can be secured by condition where it is deemed necessary.

### **Accompanying documentation**

In the context of the above, it is our view that the Proposed Development is not likely to have significant effects on the environment by virtue of factors such as its nature, size or location (Part 1 Regulation 2), and consequently does not require an EIA.

As with all development however, it is acknowledged that there is the potential for less than significant impacts or changes to affect the environment. The project team have sought and will continue to seek to minimise these through careful design and the detailed masterplanning process.

These supporting statements, with reference to requirements of Policy PR7a, would likely include a Design and Access Statement; Planning Statement; Transport Assessment and Travel Plan; Flood Risk Assessment and Outline Drainage Strategy; Ecological Assessment; Landscape and Visual Assessment, Heritage Assessment, Tree Survey, Noise Assessment, Air Quality Assessment and Ground Investigation Report.

We believe these supporting documents will provide Cherwell District Council with all the necessary information concerning the effects of the Proposed Development, without the need for an EIA, so to enable them to make an informed decision concerning the proposals.

### **Summary**

Under Regulation 6 of the Town and Country Planning Environmental Impact Assessment (EIA) (England and Wales) Regulations 2017, my clients Barwood Land request a Screening Opinion in relation to land south east of Kidlington, as shown in the enclosed plan.

The Application Site is located on the south eastern edge of the settlement of Kidlington and is positioned between the A34, which defines the eastern boundary, and Bicester Road which marks its extend to the west. The Application Site extends to approximately 27.75ha and comprises two irregular shaped pastoral fields and one rectangular shaped arable field, with established hedgerows and occasional trees along the field boundaries.

The Application Site forms the majority of the allocated site under PR7a of the Cherwell Local Plan Partial Review 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Needs (itself extending to c 32ha). The field located north of the Application Site subject to this Screening Request extends to c. 5ha and forms the remaining area of the allocated site.

Consideration to any additional potential cumulative effects with the northern part of the allocation has been given within this Screening Request for completeness.

The proposals are continuing to develop, however the Proposed Development is likely to include up to 375 residential dwellings, large areas of open space containing formal sports facilities, including changing facilities and community meeting room, potential for an extension to Kidlington cemetery and allotments, vehicular access and associated infrastructure, engineering works and landscaping.

It is recognised that the Application Site subject to this Screening Request can technically be categorised as a Schedule 2 development within the EIA Regulations, specifically falling within section 10 'Infrastructure Projects', (b) 'Urban Development projects'. The proposal exceeds the thresholds identified in relation to section 10b and it is therefore appropriate to request a Screening Opinion from the Local Planning Authority.

As the Council will be aware, Schedule 2 developments only require an EIA to be completed if it is considered that they are 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location'. As set out in the letter, it is our view that with relevant mitigation measures as noted, the Proposed Development is not likely to have significant effects on the environment, (including consideration to any cumulative effects with the northern section of the allocation), by virtue of factors such as its nature, size or location, and consequently does not require an EIA.

We look forward to receiving the Screening Opinion within three weeks of receipt of this request as specified in the Regulations and confirmation that the Screening Opinion will be placed on the Public Register.

Yours faithfully



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