

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Monte Blackburn Ltd
c/o Mr Matthew Wyatt
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

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Please ask for: **Bernadette Owens**

Direct Dial: **01295 221830**

Email: **bernadette.owens@cherwell-dc.gov.uk**

Your Ref:

16th August 2021

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.:	21/02604/SO
Applicant's Name:	Monte Blackburn Ltd
Proposal:	Erection of mixed-use development including a 240-bed hotel, 4-storey office building and roadside services including 2no. hot food restaurant drive-throughs, a coffee shop drive-through and a petrol filling station with ancillary retail store
Location:	O.S. Parcel 0005 And Part O.S. Parcels 1300, 0878 & 7566 Between M40 & A361, Banbury
Parish(es):	Banbury

I write following receipt of a planning application which requires consideration by the Local Planning Authority under Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as to whether an Environmental Impact Assessment is required. This letter constitutes the Screening Opinion of the Local Planning Authority of the proposed development under Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Summary of Determination

The proposal is considered to be an Urban Development project falling within Schedule 2 of the Regulations and the relevant threshold would be exceeded.

The site is not within a sensitive area and the development is not likely to have significant effects on the environment. In determining whether the proposals are likely to constitute EIA development, regard has been had to the criteria set out in Schedule 3 of the EIA Regulations 2011 (as amended). Government guidance relating to EIA as set out in the Planning Practice Guidance (PPG) is also material and has been taken into account.

Due to the scale of development, the site characteristics, its location and context and the nature of the development, it is considered that this proposal **does not require** the submission of an Environmental Impact Assessment.

Reasons for Determination

Indicative thresholds are set out to assist in the determination as to whether development is likely to require an EIA.

The proposal comprises an urban development project including B1 offices, a Hotel, Petrol Filling Station and multiple hot food restaurants/coffee shop drive-throughs, with associated landscaping. The site is located on the edge of Banbury in an area allocated for strategic employment development (B1, B2 and B8 use classes) – Policy Banbury 15.

The proposed development would be located on the edge of the existing urban area of Banbury adjacent to the M40 motorway, which also adjoins further industrial and office development to the west, beyond the motorway. Whilst the site is essentially greenfield, being undeveloped, it is contained by the M40 to the west and A361 to the east, with Junction 11 to the M40 to the south. The site is not located within a sensitive area. The site comprises agricultural fields and natural landscape features are limited to trees and hedgerows to the boundaries of the site. The River Cherwell runs to the north of the site and part of the north of the site lies within Flood Zones 2 & 3.

Having regard to the above, the Local Planning Authority is satisfied that the proposal is unlikely to result in significant environmental impacts above and beyond those that can be assessed in the normal manner during the course of the planning application and through consultation with relevant and statutory consultees.

The Local Planning Authority has considered the proposed development, the criteria in Schedule 3 to the EIA Regulations 2017 and the Planning Practice Guidance and the thresholds and criteria set out in the Annex, the particular aspects of the proposal, characteristics of the potential impact, the sensitivity of this particular location and the potential cumulative impacts with other nearby developments.

This Opinion has been made by an appropriately authorised Officer at the Local Planning Authority. In accordance with the 2017 Regulations, a copy of this Screening Opinion has been placed on the Planning Register.

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

Yours faithfully,

Bernadette Owens
Principal Planning Officer

Agreed By: Andy Bateson, Team Leader – Major Development