

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell

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Please ask for: **Bernadette Owens**

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21st September 2021

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 21/02861/SCOP

Applicant's Name: Tritax Symmetry Limited

Proposal: Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

Location: OS Parcel 5700 South West Of Grange Farm
Street Through Little Chesterton
Chesterton

Parish(es): Chesterton

I write in response to the Scoping Request submitted to the Local Planning Authority (LPA) on 17th August 2021 accompanied by and a report titled Environmental Impact Assessment Scoping Opinion Request and dated August 2021.

The Scoping request relates to agricultural land covering an area of 31 hectares to the north of the A41 and to the east of the M40 in close proximity to junction 9 of the motorway which is proposed to be developed for employment use including landscaping and associated infrastructure.

The site is not allocated for any form of development in the adopted Cherwell Local Plan (2011-2031) (Part 1).

The LPA has reviewed the information provided in order to determine the potential of the proposed development having 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 EIA Regulations 2017 (as amended) 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 are available to view 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.

Technical Chapters

Traffic and Transportation

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

The Environmental Statement is expected to largely make reference to the assessments within the Transport Assessment.

Detailed scoping for the Transport Assessment should be undertaken with the local highway authority and Highways England.

Air Quality

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

The Council's Environmental Protection team have not thus far provided any comment as to the acceptability of the proposed methodology.

Noise and Vibration

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

The Council's Environmental Protection team have not thus far provided any comment as to the acceptability of the proposed methodology.

Landscape and Visual Impact

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

Consultation is ongoing with the Council's landscape consultants to ensure that the approach and response to landscape and visual impact/effects are addressed to the Council's satisfaction.

The locations of representative photo-viewpoints have also been agreed.

Ecology and Biodiversity

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

Please see the standard advice related to EIA Scoping Requirements provided by Natural England and the comments of the Berks, Bucks and Oxon Wildlife Trust, which provides a comprehensive account of what is required within the ES.

In addition, there is an area of Ancient Woodland on site which has not been included within the Scoping request. Green Infrastructure should also be considered and the opportunities to provide green corridors to promote connectivity.

Any species surveys which are not carried out will need to be justified.

As well as mitigation for loss/disturbance to habitats and species on site, it will need to be demonstrated that a 10% biodiversity net gain is achievable on the site.

Heritage

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

Whilst there are no designated heritage assets within the site, there are a number of assets within the wider area surrounding the site including the Scheduled Ancient Monument at Alchester Roman town.

Detailed scoping for assessment should be undertaken with the Council's Conservation officers and the County Archaeologist.

Hydrology, Flood Risk and Drainage

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

The Environmental Statement is expected to largely make reference to the assessments within the Flood Risk Assessment and Surface Water Drainage Strategy.

Detailed scoping for assessment should be undertaken with the Lead Local Flood Authority and the Environment Agency, especially given the frequency of past flood events in the local area at Little Chesterton and Wendlebury.

Ground conditions Hydrogeology and Contamination

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

The Council's Environmental Protection team have not provided any comment as to the acceptability of the proposed methodology.

Climate Change

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

The proposed scope and methodology set out in the submitted Scoping Report is considered to be acceptable to assess the environmental impacts of the development and any mitigation required.

Socio-Economic

Further communication has been received that proposes the inclusion of the assessment of the Socio-Economic impact of the development within the ES.

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

Cumulative Impact

It will be necessary to consider the cumulative effects on the environment as a result of the proposed development and other development within the area.

In addition to those developments already included within the Scoping Request, reference should also be made to the Strategic Rail Freight Interchange proposed between Ardley and Upper Heyford.

Other Matters (to be scoped out)

With respect to other matters, the LPA agree that development impacts are likely to be less than significant, so could be appropriately scoped out or addressed through the submission of separate reports of reduced scope.

It is agreed that Human Health, Accidents and Disasters, Waste, Agriculture and Soils, Lighting can be scoped out of the Environmental Statement. Where necessary, assessments covering these topics should be submitted with the application.

Full details of all comments received in respect of the submitted Scoping Request can be found in full on the Council's website: <https://planningregister.cherwell.gov.uk/Planning/Display/21/02861/SCOP>

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