

Land South of Green Lane, Chesterton

Request for EIA Screening



Boyer

Report Control

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APPENDIX

Appendix One – Site Location Plan

1. INTRODUCTION

1.1 This report has been prepared by Boyer Planning, on behalf of Wates Developments ('Wates'). The document supports a request, made to Cherwell District Council ('CDC'), that the Local Planning Authority ('LPA') adopt a screening opinion to determine whether the proposals at 'Land South of Green Lane, Chesterton' ('the site'), as set out in this report, constitute Environmental Impact Assessment ('EIA') development.

1.2 This report accords with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). As such, in accordance with Regulation 6, the report (and associated appendices) provides the following;

*"(a) a plan sufficient to identify the land (provided at **Appendix 1**);*

(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 geographical 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 envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment."

The Requirement for Environmental Impact Assessment

1.3 To determine whether the proposed development constitutes 'EIA development', regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance ('PPG').

1.4 The EIA Regulations define 'EIA development' as development which is;

“likely to have significant effects on the environment by virtue of factors such as its nature, size or location”

- 1.5 The Regulations indicate that EIA development falls within two ‘Schedules’. Schedule 1 concerns development projects for which EIA is a mandatory requirement. Development falling within Schedule 1 includes proposals for large-scale industrial projects, such as oil refineries, power stations and airports.
- 1.6 In contrast to Schedule 1, proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must therefore be assessed against a number of relevant thresholds and criteria. Regulation 5(4) sets this out;

“Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—

(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development.”

- 1.7 This report seeks to enable CDC to determine the need for EIA. Accordingly, the following chapter of this report (Section 2) provides a description of the site and the proposed development. Section 3 provides a summary review of the EIA screening schedules, thresholds and criteria, as identified in the Regulations and PPG. Section 4 then proceeds to examine the relevant Schedule 2 thresholds and criteria (and the indicative PPG criteria), against the proposed development. Section 5 provides an equivalent assessment against the relevant Schedule 3 criteria.
- 1.8 Section 6, which finalises the report, proceeds to outline our conclusions. These are that the development proposals fall under Schedule 2, but will not lead to likely significant effects on the environment. Therefore, it is our opinion that the proposals are not EIA development.
- 1.9 The report is accompanied by the following appendices;
- Location Plan (Appendix 1)

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

Site Description and Context

- 2.1 Land south of Green Lane, which is the subject of this screening request, is situated at the south western corner of Chesterton and is located approximately 1.5 miles to the west of Bicester. The site (illustrated at **Appendix 1**) extends to 14.8 hectares and comprises of two existing arable field parcels.
- 2.2 The larger western field parcel extends between the Bicester Sports Association and the Vespasian Way housing development. The smaller eastern field lies to the south of the Chesterton Community Centre and the associated playing field / cricket pitch.
- 2.3 The site is bounded by Green Lane to the north, with a small unnamed single-track road adjoining to the west¹. The south of the site is bounded by a row of trees, beyond which extend several field parcels. The site's north eastern boundary is backed onto by the fenced curtilages of properties along Vespasian Way, and opens out to the community centre and sports pitches.
- 2.4 Topographically, the site is relatively level, with a slight fall from north to south. Existing mature trees and established hedgerows line the majority of the site's boundaries, generally precluding views from Green Lane and the unnamed road to east. Views to the south west, from the other unnamed road, are more open. The two fields are separated by an existing hedge line and ditch course.
- 2.5 Access can presently be achieved from the west, via an existing opening at the north western corner of the western field. A further opening, from Green Lane to the north, adjoins the Vespasian Way development. The eastern field parcel is accessed from the unnamed road to the east. No public rights of way ('PROW') transect the site.
- 2.6 In terms of the wider-context, the M40 motorway is situated approximately 700m to the west, whilst the A41 dual carriageway is located approximately 600m to the south east. The adjoining Vespasian Way development and playing fields were constructed in 2015 / 2016. Further to the north extends the historic core of the village (principally lining Alchester Road), alongside a number of post-war and contemporary residential areas.
- 2.7 To the west lie sports pitches associated with the Bicester Sports Association ('BSA'), a major expansion of which was consented in 2021, under planning permission ref. 19/00934/F. To the north west lies the Bicester Hotel and Spa and an associated golf course. This site benefits from planning permission (ref. 19/02550) for redevelopment to provide a major waterpark, leisure / entertainment facility and hotel complex, served by a new bus service.

¹ Sometimes locally referred to as Little Chesterton Road.

Site Constraints

- 2.8 The site is not regarded as a 'sensitive area' as defined in the EIA regulations. However, a number of environmental constraints have been identified and assessed. These are summarised below, before being considered in more detail in Sections 4 and 5.

Ecology

- 2.9 A preliminary Ecology Assessment outlined the site is not constrained by prevailing statutory ecological designations. The closest designated site is Wendlebury Meads and Mansmoor Site of Special Scientific Interest 2.7km to the south of the site. There is a single stretch of species rich hedgerow present on the Site, all hedgerows within the site falls within the definition of Hedgerow HPI. The small pockets of woodland, hedgerows, adjacent field margins and rough grassland have suitability to support great crested newts in their terrestrial phase as a result of a pond located within 250m of the site which had a confirmed breeding population. The Assessment further outlined that the site is considered to be of low suitability for foraging and commuting bats and has potential to support dormice.

Landscape

- 2.10 The site is not contained within, nor openly visible from, any designated landscape. Its most valued landscape features are the mature hedgerows and trees which form its boundaries and provide a sense of containment. The site is visually well contained and retention of hedgerows and trees along the site boundaries and introduction of new structure plating will reduce the effects in overlooking residents at Vesparsian Way and Geminus Road. There are limited views from the edge of the Chesterton Conservation Area. These are not views valued in the Conservation Area Appraisal and any changed are likely to be minor.

Heritage

- 2.11 An initial Heritage and Archaeology Assessment confirms that the easternmost boundary of the site borders the Chesterton Conservation Area. The assessment further identified one Grade II Listed building, Chesterton Lodge (part of the Bruern Abbey School to the east) is located 650m east of the site. However, proposed development will look to preserve the setting of these heritage assets by directing development away from that boundary and though the siting of areas of public open space.

Flood Risk and Drainage

- 2.12 Surface water flood maps indicate that there is a low to high risk of surface water flooding in the low-lying southern areas of both fields. It is likely that groundwater levels will vary seasonally and be relatively shallow at certain times of the year. As such, there may be a risk of groundwater flooding in the lower lying areas of the site.
- 2.13 Based on relatively high groundwater expected in the areas of the site underlain by the Cornbrash Formation (limestone), and low permeability anticipated from the Kellaways Clay

Member (mudstone), infiltration is not anticipated to be a suitable method of surface water disposal.

Planning History

2.14 A review of the online planning register did not identify any relevant planning applications.

Proposed Development

2.15 It is proposed to develop the site for up to 150 dwellings, together with new points of vehicular access, SuDS, green infrastructure, biodiversity enhancements and public open space. It is envisaged that an outline planning application will initially be submitted in Q2 2022, with future reserved matters submissions to follow.

2.16 The key elements of the emerging proposals are described below:

- Up to 150 dwellings;
- 35% of the new dwellings provided as affordable housing;
- A housing mix that will broadly accord with that identified in the Strategic Housing Market Assessment ('SHMA').
- Homes comprising of 2 residential storeys;
- A new vehicular access from Green Lane and additional pedestrian / cycle access points throughout the site, and connecting into the existing settlement
- Areas for biodiversity net gain and integrated SuDs and landscape provisions including blue infrastructure;
- On-site public open space and recreational walking routes; and
- New woodland planting within the south of the site.

Construction Phase Description

2.17 It is anticipated that the construction stage will commence during the spring of 2024 and extend for a period of approximately 48 months thereafter.

Mitigation

2.18 During the construction phase, mitigation for the effects of construction is to be provided in the form of a Construction Environment Management Plan ('CEMP') and Construction Transport Management Plan ('CTMP'), or equivalent documents. Works on-site will also be undertaken in accordance with the arboricultural, ecological and archaeological protection measures, as recommended in the surveys and assessments to be provided in support of the planning application. Additionally, the development will accord with all consents, permissions and licences, as may be issued by the Environment Agency, Natural England, Historic England, the LHA, LPA, and any other statutory bodies as relevant.

- 2.19 During the operational phase, mitigation will be embedded into the proposed development. This will occur through the proposed approach to land use and design, as will be informed by the planning application process. Further measures will be introduced through a site-wide Travel Plan, a lighting strategy to minimise light spillage and pollution, construction measures to ensure a satisfactory acoustic environment and landscape improvements to enhance biodiversity. The proposals will also comply with Building Regulations and LPA standards (e.g., for refuse and recycling, renewable energy and electric vehicle charging).

3. EIA SCREENING: SCHEDULES, THRESHOLDS AND CRITERIA

3.1 EIA Regulation 6 indicates that, when determining if a proposed development constitutes EIA development, regard should be had to whether:

- The proposed development is listed in 'Schedule 1';
- The development proposal is listed in 'Schedule 2';
- The site is located in a 'sensitive area' or could affect a sensitive area;
- The proposals meet the relevant thresholds and criteria defined in Schedule 3; and,
- The proposal would lead to likely 'significant effects' on the environment.

Schedule 1

3.2 The EIA Regulations confirm that projects falling under Schedule 1 will always need to be subject to EIA. The proposals at the site are not Schedule 1 development.

Schedule 2

3.3 Projects of a type listed under Schedule 2 may be classed as EIA development, subject to the site's location (including if it is within a sensitive area) and/or whether any of the thresholds or criteria (identified under Schedule 2, Column 2) are met.

3.4 The EIA Regulations, 2 (1), and the PPG (paragraph 032), define sensitive areas as 'Sites of Special Scientific Interest ('SSSI') and European Sites; National Parks, the Broads and Areas of Outstanding Natural Beauty ('AONB'); and, World Heritage Sites and Scheduled Monuments. The PPG adds that;

"In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required."

3.5 It is further noted that 'Schedule 2' development proposals on sites in proximity to sensitive areas, and which may result in significant effects, may also require EIA. However, the PPG also confirms that it *"does not follow that every Scheduled 2 development in (or affecting) these [sensitive] areas will automatically require and Environmental Impact Assessment."*

3.6 The proposed development site is not located within or near a 'sensitive area' as defined in the Regulations.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

3.7 The third Schedule of the EIA Regulations sets out the selection criteria for Screening Schedule 2 Development, relating to site / project specific matters. These are:

Characteristics

- a) The size and design of the whole development;

- b) Cumulation with other existing development and/or approved development;
- c) The use of natural resources, in particular land, soil, water and biodiversity;
- d) The production of waste;
- e) Pollution and nuisances;
- f) The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- g) The risks to human health (for example, due to water contamination or air pollution).

Location

- a) The existing and approved land use;
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and,
- c) The absorption capacity of the natural environment.

Potential Impact:

- a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- b) The nature of the impact;
- c) The transboundary nature of the impact;
- d) The intensity and complexity of the impact;
- e) The probability of the impact;
- f) The expected onset, duration, frequency and reversibility of the impact;
- g) The cumulation of the impact with the impact of other existing and/or approved development; and,
- h) The possibility of effectively reducing the impact.

Schedule 4 - Consideration of Cumulative Effects

- 3.8 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where 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.”

3.9 **Table 3.1** below identifies and describes ‘approved schemes’, which have been granted planning permission, within the surrounding area, as well as schemes that are judged to be pending approval. These schemes are either located in proximity to the site, or otherwise have some relationship to the site / proposals, and therefore merit consideration.

Potential Cumulative Schemes

3.10 A review of CDC’s planning register identified two approved schemes (excluding minor and householder planning applications) in the area surrounding the site and within Chesterton generally. These are set out at Table 3.1 below. It should be noted that neither scheme was EIA development

Table 3.1 – Approved Schemes		
Site and Planning Reference	Summary Description	Distance to Project Site
Ref. 19/02550 - Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxford (Great Wolf Scheme)	Re-development of part of a golf course to provide a new leisure resort (sui generis) incorporating a water park, a family entertainment centre, a hotel, conferencing facilities and restaurant with associated access, parking, and landscaping on land to the east of M40 and south of A404095, Chesterton. The proposed development was approved, on appeal, on 11 th May 2021.	The site is located 0.5 miles north west of the site.
Ref. 19/00934/F Bicester Sports Association, The Tudor Jones Building, Akeman Street, Chesterton, Bicester	Change of use of Agricultural Land and extension of the Bicester Sports Association facilities for enhanced sports facilities including relocation and reorientation of existing pitches and archery zone, 2 No training pitches with floodlights, 2 No match pitches, new flexible sports pitch, new	The proposed development is located adjacent to the site’s western boundary.

	<p>rugby training grids, new clubhouse with event space, new rifle and shooting range, cricket scorers building, storage and maintenance buildings and provision of associated car parking, amended access, landscaping and other associated works.</p> <p>The proposed development was approved, via appeal, on 27th August 2021.</p>	
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Planning Practice Guidance: Indicative Thresholds (for Schedule 2 Projects)

- 3.11 The PPG, at paragraphs 057 and 058, indicates that the threshold for determining whether a proposal requires EIA, correlates with the relative environmental sensitivity of the location. Paragraph 032 clarifies that an Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated.
- 3.12 The table below outlines the indicative criteria and thresholds identified in the PPG, alongside issues that are likely to be considered. The ‘Development Type’ is ‘10(b) Urban development projects’.

Table 3.2 – Urban Development Projects			
Development Type	Schedule 2 Criteria and Thresholds	Indicative Criteria and Threshold	Key Issues to Consider
10(b) Urban Development Projects, including the construction of Shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	(i) the development includes more than 1 hectare 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.	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than previous use, or the type of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5	Physical scales of such developments, potential increase in traffic, emissions and noise.

		<p>hectares; or (ii) it would provide a total of more than 10,000sq m of new commercial floorspace; or (iii) the development would have significant urbanising effect in a previously non-urbanised area (e.g a new development of more than 1,000 dwellings).</p>	
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3.13 The thresholds and criteria identified above are assessed against the site and the proposed development in Section 4, overleaf.

4. EIA SCHEDULE 2: SCREENING ASSESSMENT

Schedule 2 Assessment

- 4.1 The following section of this report considers the proposed development against the 'Schedule 2' criteria and thresholds set out in the EIA Regulations, and the indicative criteria and thresholds presented in the PPG (as summarised in the proceeding section of this report).
- 4.2 The development proposals are first considered against Schedule 2, 10 (b) Urban Development Projects'.
- 4.3 Table 4.1 below reviews the criteria identified above in relation to the proposed development, as assesses against development type 10 (b) (column 2 of Table 3.3 above).

Table 4.1 - EIA Regulations: Schedule 2 Thresholds and Criteria	
Schedule 2, 10 (b) Urban Development Projects	
EIA Regs. Applicable Thresholds and Criteria	Assessment of the Proposed Development
Insert criteria i) The development includes more than 1 hectare 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.	The site comprises up to 14.8 hectares and the proposals include up to 150 homes with associated green space and supporting infrastructure. Accordingly, the proposed development meets the threshold set out in Schedule 2 10(b) Urban Development Projects (i.e., over 150 homes on a site exceeding 5 hectares in size). However, exceeding these thresholds does not automatically mean that a proposal represents EIA development. Rather, a proposal is only EIA development if it is considered that it would give rise to significant adverse environmental effect.

4.4 **Table 4.2** reviews the criteria identified above in relation to the proposed development, as assessed against the criteria and thresholds set out in the PPG (columns 3 and 4 of **Table 3.2**).

Table 4.2 - Indicative PPG Thresholds and Criteria, and 'Key Issues for Consideration'	
Schedule 2, 10 (b) Urban Development Projects	
PPG Criteria and Threshold	Assessment of the Proposed Development
<p>Environmental Impact</p> <p>Assessment is unlikely to be required for the redevelopment if land unless the new development is on a significantly greater scale than the previous one, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:</p> <p>(i) area of the scheme is more than 5 hectares; or</p> <p>(ii) it would provide a total of more than 10,000 sq m of new commercial floorspace; or</p> <p>(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)</p>	<p>The 14.8-hectare site is predominantly undeveloped and primarily comprises arable land. As a consequence, it is unlikely that the site will be contaminated in any significant way.</p> <p>As such, the key issue for consideration is whether the development would have 'significant urbanising effects'. The development of up to 150 homes falls below the '1,000 dwellings' figure cited in the PPG, such that the proposals are not significantly urbanising by virtue of scale. It is also relevant that the southern sections of both field parcels will be retained and converted into new managed woodland and open space for new and existing residents.</p> <p>Additionally, although the site is currently located in the 'countryside' (beyond the current settlement boundary) the site is sustainably located adjoin the boundary with housing surrounding the north and east of the site.</p> <p>On this basis, the proposals do not represent EIA development under Schedule 2, 10(b).</p>

5. EIA SCHEDULE 3: SCREENING ASSESSMENT

Schedule 3 Assessment

- 5.1 The following section considers the proposed development against the 'Schedule 3' criteria and thresholds set out in the EIA Regulations, (as summarised in the proceeding Section 3 of this report).

Table 5.1 - Schedule 3 Criteria	
Characteristics of the Development	
a) The size and design of the whole development.	
Does the size of the development fit with the existing environment?	<p>The site abuts the built-up extent of Chesterton and is naturally contained by Green Lane, the unnamed road to the west and existing development north and east.</p> <p>The proposed development therefore occurs within the context of an existing residential area, albeit the site is currently agricultural in character.</p>
Does the design of the development fit with the existing environment?	<p>Whilst the total site area is 14.8 hectares, the residential development area will include approximately 10.4 hectares of land.</p> <p>The new homes will be situated within the northern extent of the site and significant built form will be largely restricted to the western field parcel. New development will therefore adjoin the neighbouring residential area.</p> <p>The land within the southern and eastern extents of the site will be utilised for public open space, biodiversity enhancements, green infrastructure and new woodland planting.</p> <p>New structural tree planting and green buffers are proposed in order to solidify existing boundaries, create a definitive limit to the village and provide an appropriate transition to the rural area beyond.</p>
b) Cumulation with other existing development and/or approved development.	
Could this project together with existing and/or approved development result in cumulation of impacts together	Construction phase transport impacts will be localised in scope, potentially resulting in minor effects to local road networks. Mitigation measures are outlined later in this document.

during the construction/operation phase?	The proposed development of 150 homes will not result in cumulation of impacts during the operational phase.
Could this project be regarded as part of a larger development project and can it proceed as a separate application?	No, this project does not form part of a larger development. It is standalone and does not necessitate any strategic-scale infrastructure.
c) The use of natural resources, in particular land, soil, water and biodiversity.	
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	<p>The construction and operational phases will not involve actions that will cause substantial physical changes to the topography of the area.</p> <p>However, localised topographical changes will be required in order to accommodate the proposed built form, which may give rise to minor effects.</p> <p>Potential minor effects will be assessed in the LVIA and Drainage Strategy reports that will accompany a future planning application. Impacts will be mitigated through measures embedded into the scheme design.</p>
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?	The site is not identified as falling within a Mineral Safeguarding Area in the Minerals and Waste Core Strategy (2017) and the Minerals and Waste Local Plan (2021) Policy Map. For the avoidance of doubt, it is also not an active extraction site.
(d) The production of waste	
Will the project produce solid wastes during construction or operation or decommissioning?	Waste will be produced during the construction stages of the project. This will be reused within the site boundary where possible or stored and then sustainably disposed of. A CEMP will be prepared to manage the disposal of waste during construction.
(e) Pollution and nuisances.	
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No, the project will not release pollutants or any hazardous, toxic or noxious substances into the air.
Will the project cause noise and vibration or release of light,	There is potential for localised noise and vibration impacts during the construction phase. These effects will

<p>heat, energy or electromagnetic radiation?</p>	<p>be mitigated and controlled through a Construction Environment Management Plan (CEMP) and a Construction Transport Management Plan (CTMP) (or equivalent).</p>
<p>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?</p>	<p>The site is located in Flood Zone 1 (as identified on the Environmental Agency mapping) indicating that it is at low risk of flooding from fluvial sources. However, there is a small area in the southern extent of the site, beyond the development area, which is identified as being susceptible to surface water flooding.</p> <p>Subject to appropriate avoidance / mitigation measures during the construction phase (secured through a CEMP or equivalent), the project will not lead to the risk of contamination of land or water, from releases of pollutants on the ground or into surface waters, groundwater, coastal water, or the sea.</p> <p>During the operational phase, the scheme design will incorporate embedded mitigation measures, in the form of SuDs and Swales. Surface water will be managed in such a way to ensure that any contaminants (such as effluent from motor vehicles) can be intercepted and treated / filtered prior to discharge. A drainage strategy will accompany the future planning application (with a Flood Risk Assessment), as well as appropriate environmental surveys and reports.</p>
<p>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>	<p>The site itself is not subject to existing pollution or environmental damage and there are no statutory designated receptors in the vicinity of the site.</p>
<p>(f) The risk of major accidents and/or disasters relevant to the development concerned.</p>	
<p>Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during</p>	<p>The area identified for residential development is entirely contained to EA Flood Zone 1, taking into account of climate change and up to the '100 year plus 70% event'. The site is otherwise unlikely to be specifically impacted by the effect of climate change.</p>

<p>construction, operation or decommissioning?</p>	<p>There will be no risk of major accidents as a result of the proposed development. During the construction Phase, risks will be managed through compliance with health and safety legislation, and the proposals will be implemented in accordance with a CEMP (or equivalent document), which will be approved by Cherwell District Council.</p> <p>With respect to disasters, it is relevant that the scope of the proposed development is limited to that of a conventional residential development. The site is not subject to any prevailing designation.</p>
<p>(g) The risks to human health</p>	
<p>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>	<p>The site is in agricultural use and there is nothing to suggest the presence of contaminants, and no decommissioning is required. The application will be supported by appropriate geo-environmental and ground conditions surveys, which will identify any site-specific risks to human health.</p> <p>Any identified risks to human health during construction phase will be addressed and mitigated via a CTMP and CEMP (or equivalent documents), which will be agreed by the LPA and controlled via appropriate planning conditions. This represents a conventional and demonstrably effective approach to mitigation.</p> <p>Accordingly, the construction phase of development will not give rise to likely significant environmental effects in respect of discharges, emissions, contamination, noise or odour.</p> <p>With respect to the operational phase, an Acoustic Impact Assessment will be carried out to identify any potential effects. It is expected that any acoustic effects will be minor and will be capable of being addressed through embedded mitigation, including through building fabric and design along with tree buffers.</p> <p>The site is situated outside of any designated Air Quality Management Areas (AQMAS), so residents will not be negatively affected by particulate level exceedance.</p>

	As such, the operational phase of the development will not present a risk to human health.
Location of the Development	
Existing and approved land use	
<p>Are there existing land uses or community uses on or around the location which could be affected by the project or is the site undeveloped? 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.</p>	<p>Existing residential areas, located to the north and east of the site, may experience minor effects during the construction phase (including from dust, noise and construction traffic). As could the users from the Chesterton Community Centre. As such potential effects will be controlled via a CEMP and CTMP (or equivalent documents), using established mitigation practices.</p> <p>With respect to effects during the operational phase, it is acknowledged that the site is largely undeveloped, comprising farmed arable land. It is therefore inevitable that some of this land will be lost, as consequence of the proposed development. This could give rise to environmental effects, in the form of biodiversity and landscape / visual impacts, and the loss of arable farmland.</p> <p>However, any minor effects will be localised in nature and will be capable of control through the usual development management process. The planning application will include an LVIA and appropriate environmental surveys and reports. These will outline relevant mitigation measures, including those which are embedded within the scheme design (such as landscape buffers and structural planting).</p>
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	
<p>Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals, soil, land, water, biodiversity?</p>	<p>As indicated, the site is not identified as falling within a Mineral Safeguarding Area on the Minerals and Waste Core Strategy (2017) or the Minerals and Waste Local Plan (2021) Policy Map. For the avoidance of doubt, it is also not an active extraction site.</p>

The absorption capacity of the natural environment	
<p>Are there any designations and if so indicate the level of designation (international, national, regional or local).</p>	<p>The site is not subject to international, national, regional or local designations, relating to biodiversity. No areas designated as AONB, SSSI, SPA or SAC are located within 2km of the site.</p> <p>The site lies within Flood Zone 1 as identified by the Environmental Agency mapping. It is therefore at low risk of flooding from fluvial sources.</p> <p>With respect to heritage, the site is located outside of the Chesterton Conservation Area, but borders it to the east. One Grade II Listed building, Chesterton Lodge (part of the Bruern Abbey School), is also located 650m east of the site.</p> <p>The planning application will be supported by a Heritage Statement (or equivalent document), as well as an LVIA. These will fully assess the constraints described above and will identify mitigation measures necessary to address potential minor environmental effects, on landscape and heritage receptors.</p>
<p>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. (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) European sites and other areas classified or protected under national legislation; (vi) areas in which there has already</p>	<p>A Preliminary Ecological Assessment indicates that biodiversity interest is generally restricted to hedgerows and small areas of woodland at the site's boundaries.</p> <p>The site is not located within the vicinity of a river or coastline, or otherwise protected corridor.</p> <p>The closest designated site is Wendlebury Meads and Mansmoor SSSI, located 2.7km to the south of the site</p> <p>There are no TPOs on the site, nor are there any identified areas of Antient Woodland.</p> <p>One Grade II Listed building, Chesterton Lodge, is located 650m east of the site.</p> <p>The site is not located within an area where Natural England has identified a failure to meet environmental standards and legislation.</p> <p>The site is situated in proximity to Bicester, a densely populated area. However, the conventional residential scheme proposed will not give rise to any significant</p>

<p>been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>environmental effects and/or risks that could have particular implications for densely populated areas.</p>
<p>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, particularly in terms of their volume and flood risk?</p>	<p>The site lies within Flood Zone 1 as identified by Environmental Agency mapping. It is therefore at low risk from fluvial sources.</p> <p>A small section in the southern part of the site has potential for surface water flooding. The planning application will include a surface drainage water strategy, which will fully assess and address any risk of surface water flooding arising from the development proposals.</p>
<p>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?</p>	<p>A full suite of appropriate biodiversity assessments and protected species surveys will accompany the planning application, for consideration by the LPA. These reports will set out recommendations, which will inform the scheme design. Additional recommendations will be incorporated into a CEMP (or an equivalent document), in order to avoid and mitigate potential minor effects during the construction phase.</p> <p>In summary, the on-site surveys undertaken to-date have established the following:</p> <ul style="list-style-type: none"> • The site itself has limited potential to support Great Crested Newts and Dormice. However, populations have been identified in the local area; and, • The site has limited suitability for bar foraging and roosting and provides limited potential to support reptiles (except in very specific locations). <p>Accordingly, the proposals would not give rise to significant adverse effects on any ecological receptors.</p>
<p>Are there any areas or features on or around the location which</p>	<p>A Landscape and Visual Impact Appraisal (undertaken to inform the scheme design) indicates that the site does</p>

<p>are protected for their landscape and scenic value, and/or any non-designated / nonclassified areas or features of high landscape or scenic value on or around the location which could be affected by the project?</p>	<p>not contain any features of high landscape or scenic value. This site is also not situated within an AONB or an Area of Great Landscape Value ('AGLV').</p> <p>The character of the site would undergo changes due to the proposed residential development. However, effects on the landscape would be localised.</p> <p>As indicated, the sites eastern boundary borders Chesterton Conservation area. As such the scheme design will respond sensitively through placing the majority of development in the western part of the site.</p> <p>The scheme design will also respond sensitively retaining existing vegetation and providing new structural planting. The planning application will be supported by a full LVIA.</p> <p>Accordingly, and with mitigation, the proposed development will not result in significant adverse effects in respect of landscape or scenic value.</p>
<p>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?)</p>	<p>The proposed development would be visible from some near-distance public receptors. This includes views from Green Lane, as well as the two unnamed road that border the site to the west and east. The development will also be visible to adjoining residents, as well as users of the Chesterton Community Centre and playing field.</p> <p>Overall, however, the site will not be highly visible, owing to its level topography and the distribution of nearby built form and vegetation. The initial landscape assessment undertaken to-date suggests there are very limited opportunities for long-distance views.</p> <p>Mitigation is proposed in the form of new and improved structural landscaping, which will reinforce the (generally) well-vegetated site boundaries. Generous open space buffers are also proposed at the eastern and southern boundaries of the site, in order provide a sensitive transition to the countryside beyond.</p> <p>Accordingly, the proposed development will not result in significant adverse impact in respect of landscape or visual impacts.</p>

<p>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 the location which could be affected by the project (including potential impacts on setting, and views to, from and within)?</p>	<p>Chesterton Conservation Area adjoins the eastern boundary of the site. However (owing to intervening existing development and areas of open space) it is not anticipated that the residential development would adversely impact the Conservation Area.</p> <p>One Grade II Listed building, Chesterton Lodge, is located 650m east of the site. However, the scheme design envisages that built form will be directed towards the western field parcel. This will ensure that any potential harm to the setting of the heritage asset will be minimised through sensitive masterplanning.</p> <p>Current evidence suggests that below-ground archaeological remains are unlikely to be present within the site. However, further on-site archaeological investigation may be undertaken to support the planning application.</p> <p>Consequently, mitigation measures (including those embedded within the scheme design) will ensure that the proposed development will not result in significant adverse effects, on features of cultural or archaeological value.</p>
<p>Are there any transport 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?</p>	<p>The proposed development will be accessed from Green Lane. Pedestrian access points will also be provided along Green Lane, alongside a further pedestrian and cycle access to the west of the site, onto Little Chesterton Road, and to the east of the site onto the unnamed road. The accesses on Green Lane and Little Chesterton Road will connect to committed footway improvements which consist on new footway provision and uncontrolled crossing points. Thus, the proposed development will connect to a network of pedestrian facilities to provide access on foot to destinations such as the Bicester Sports Association, Bicester Golf Club, The Red Cow Public House, Chesterton Primary School and the allotments.</p> <p>The CTMP would seek to minimise the effects of construction traffic within Chesterton. Construction routes will be confirmed at a later stage, however, where possible HGVs should arrive to/from the west of the site on Green Lane to minimise traffic through the village.</p>

	<p>During the construction phase, Green Lane may be subject to temporary non-significant effects, associated with construction traffic (vehicle movements, noise, dust, etc). However, works will be managed in accordance with a CTMP (or equivalent), in order to ensure that routes remain accessible and to minimise potential effects.</p> <p>No significant adverse effects are anticipated during the operational phase. Positive effects will occur through the provision of new pedestrian routes through the site, public open space and off-site transport improvements.</p>
<p>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?</p>	<p>A Transport Assessment (TA) and Framework Travel Plan (FTP) will be submitted alongside the planning application, for consideration by the Local Highway Authority (LHA).</p> <p>The TA will provide a suite of junction capacity assessments which will fully assess the traffic impact of the development proposals on the local highway network, and if necessary, any significant impacts will be mitigated such that the residual cumulative impacts are not severe. Initial results demonstrate that the junctions within Chesterton would continue to operate within capacity and the proportional impact at junctions slightly further afield towards Bicester, when compared to background levels of traffic would be minimal.</p> <p>The FTP will set out measures that will be put in place to encourage future residents of the proposed development to travel by sustainable modes of transport and seek to reduce single occupancy car-based travel. As such, the FTP has the potential to further minimise the traffic effects of the proposed development on the local highway network.</p>
<p>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,</p>	<p>Existing residents and users of the Chesterton Community Centre and playing field may be impacted during the construction phase of development. However, conventional and established measures, such as those set out in a CEMP and CMTP (or equivalent documents), will be used to mitigate construction related effects.</p>

<p>mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p>	<p>During the operational phase, a loss of a quantum of agricultural land will occur through the redevelopment of the site. The character of the site will also change, which will affect the way it is viewed by nearby residents and those using the existing community facilities. However, the scheme design will include mitigation to reduce effects.</p> <p>Operational effects are also like to be positive, as the proposed development will support the viability of nearby services and community facilities within the village. The proposals also include biodiversity enhancements and will open up a new area of parkland for local residents.</p> <p>As such, the proposed development is unlikely to have any long-term unmitigated impacts or give rise to significant adverse effects.</p>
<p>Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>No, there are no other plans for future land use on or around the site which could affect the project.</p>
<p>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?</p>	<p>No, the location is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/ adverse climate conditions.</p>
<p>Types and Characteristics of the Potential Impact</p>	
<p>(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).</p>	
<p>Will the effect extend over a large geographical area?</p>	<p>No, the effect of the development will be localised.</p>
<p>What size of population will be effected?</p>	<p>The effect of the development will be limited to the local population, particularly residents residing in those dwellings that immediately border the site to the east</p>

	and the north, as well as users of the Community Centre and associated playing field.
(b) The nature of the impact.	
What will be the nature of the impact be?	<p>The technical reports and assessments undertaken to support this project indicate that there will be no significant adverse impacts arising as a result of the development.</p> <p>There will however be significant positive impacts, as a result of the provision of a mixture of house types, of varying tenure, alongside significant new areas of public open space, green infrastructure and biodiversity enhancements.</p>
(c) The transboundary nature of the impact.	
Is the project likely to lead to transboundary effects?	No, the project will not lead to any transboundary effects. The site is situated well within the District boundary.
(d) The intensity and complexity of the impact.	
Will the project scale be significantly large?	No, the development will comprise of up to 150 homes, to be delivered on a site which is not subject to significant environmental constraints. The proposed development is also not reliant on complex infrastructure improvements for delivery.
Will the project have complex effects?	No, the project comprises a conventional housing development, on land which adjoins a settlement, and which is not subject to significant environmental constraints.
(e) The probability of the impact.	
Is probability of the effect occurring high or low?	<p>The technical surveys and assessments, that have been undertaken to-date, indicate that there will not be any significant effects as a result of development. The probability of significant adverse effects occurring during operational phase is therefore low.</p> <p>During the construction phase non-significant and localised minor effects, on a small number of adjoining properties, are more probable. However, the likelihood of such effects will be reduced through conventional</p>

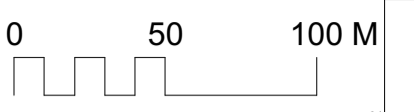
	mitigation measures, as will be set out in a CEMP and CTMP (or equivalent documents).
(f) The expected onset, duration, frequency and reversibility of the impact.	
When is the expected onset of the impact?	The construction and operational phases of the development are estimated to commence in spring 2024. The construction phase will take 48 months to complete.
What will be the duration of the impact temporary or permanent?	Any identified impacts are both temporary (as associated with the construction phase) and permanent in nature, depending on the type of effect.
What will be the frequency of the impact continuous or infrequent?	Impacts during construction phase will occur over a 48-month period, commencing in 2024. Construction will be managed in accordance with a CTMP and CEMP. These documents will dictate hours and days of work and specify working practices that are to be observed. Construction related impacts will vary in frequency, depending on the activities undertaken. However, any such impacts will be localised in nature and will not give rise to significant adverse effects.
Will the impact be reversible?	The development of the site from its existing agricultural use to residential, will inevitably have permanent and non-reversible consequences. However, as set out above, the proposed development includes biodiversity enhancements and will facilitate improved public access. Overall, the proposals will not give rise to any significant adverse environmental effects. Opportunities to increase biodiversity and public open space/ access should be mentioned.
(g) The cumulation of the impact with the impact of other existing and/or approved development.	
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Given the scale of the proposed development, there would be no adverse impact when taking account of other approved and existing development.
(h) The possibility of effectively reducing the impact.	

<p>What is the possibility of the likely impacts arising being effectively reduced?</p>	<p>The proposed development will not give rise to any significant impacts. Established avoidance and mitigation measures will be provided during the construction phase, through a CEMP and CTMP.</p> <p>As the proposals concern residential development and green infrastructure proposals, the operational phase will mitigate impacts through the scheme design and via other embedded measures. These will include green buffers, open space provision, allotments and integrated SuDs and landscape features.</p> <p>The majority of the development will also be located within the western field parcel, in order to respect the setting of the Chesterton Conservation Area and the Listed Building to the east.</p> <p>The proposals will also accord with Building Regulations and comply with the requirements of any other statutory body as relevant.</p>
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6. CONCLUSION

- 6.1 The proposed development falls within Schedule 2 of the EIA Regulations. However, having regard to the location, characteristics of the development, and the potential environmental effects, it is concluded that this proposal would not give rise to usual complexities (that are difficult to assess) nor result in likely significant effects on the environment.
- 6.2 During the construction phase, all potential impacts can be managed through conventional measures. These include CEMPs and CTMPs, which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions. Appropriate technical surveys and assessments will also support a future planning application. These will recommend that relevant measures be implemented to protect arboricultural, ecological, and wider biodiversity interests, during the construction stage. Development will take place in accordance with relevant licences, permits and consents, as may be issued by other statutory bodies, such as Natural England or the Environment Agency.
- 6.3 In the operational phase, the proposals will not result in likely significant environmental effects. The proposals concern the development of up to 150 homes (making best use of the land available), together with public open space, improved pedestrian links, swales and SuDs, ecological enhancements, vehicular access from Green Lane and other associated infrastructure. As such, the operational effects (of this conventional residential development) are well understood and would result in no material intensification, beyond the limited levels described in this report.
- 6.4 Mitigation during the operational phase will be provided in the form of embedded measures. These will include green buffers to ensure that development does not acceptably impact the setting of the Chesterton Conservation Area. Development will ensure the appropriate use of Swales and SuDs to mitigate the risk of surface water flooding. Further non-embedded measures may also be identified through the technical assessment that will support a future planning application. This is likely to include (for example) specific detained measures to promote biodiversity gain.
- 6.5 Accordingly, the proposed development is not EIA Development, such that an Environmental Statements need not be submitted. The proposals will however be fully considered in the context of a planning application and the associated development management process.

APPENDIX ONE – SITE LOCATION PLAN



1:2500

NOTES:
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 All dimensions to be checked on site.
 Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences. The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
 These items should not be considered as a full and final list.
 The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.
 Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.
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PROJECT
 Land South of Green Lane

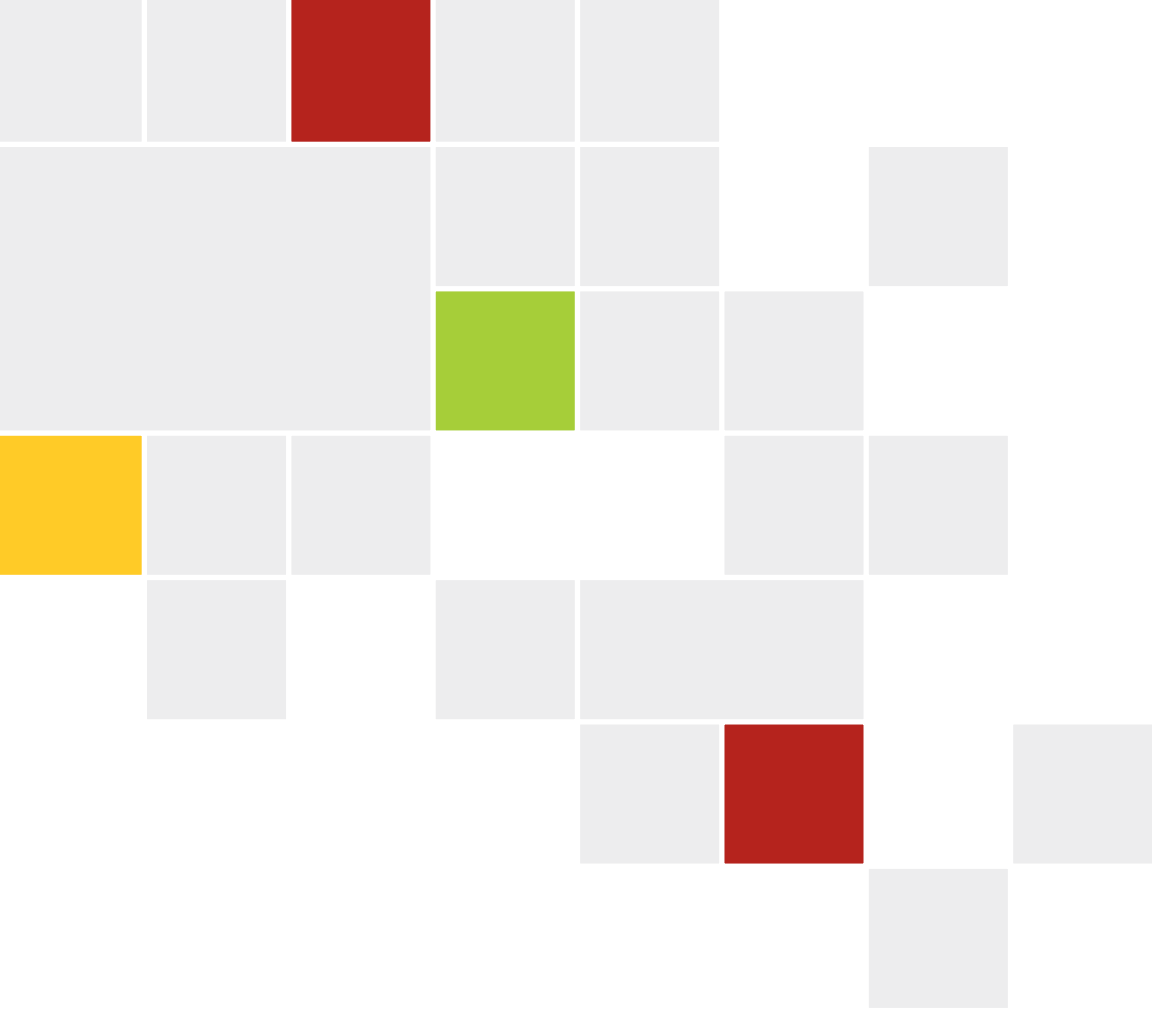
DRAWING TITLE
 Site Location Plan

REV	DATE	DESCRIPTION
A	14/09/2020	

REV.	VER.	APPROVED BY
PA	.00	

DRAWING NO.
 project code - originator - volume - level - type - role - number
 353-ACG-XX-00-DR -A-1000

SUITABILITY
 code description
 SO INITIAL STATUS



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