EIA Screening Request

44 MW Solar PV Development on land near Stratton Audley, Cherwell District, Oxfordshire, England (OX27 9AL)

JBM Solar Ltd

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Quality Assurance

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Version History

Version	Date	Amendments
1.0	11/07/2022	Internal Draft
0.2	11/07/2022	Client Draft

Contents

1 Introduction 4

1.1 Introduction 4

2 Site Location and Description 5

2.1 Site Location 5

2.2 Planning History 6

2.3 Proposed Development 6

2.4 Operational Lifespan 7

3 Consideration against Environmental Impact Assessment (EIA) Regulations 8

3.1 Assessment 8

3.2 Characteristics of the development 8

3.3 Location of the development 11

3.4 Characteristics of the potential impact 14

3.5 Proposed mitigation measures 15

3.6 Mitigation: Ecology & Landscape 15

3.7 Mitigation: Archaeology and Heritage 16

3.8 Mitigation: Air Quality and Dust 16

3.9 Mitigation: Dust Monitoring 16

3.10 Mitigation: Pollution Prevention 17

3.11 Mitigation: Waste Management 17

3.12 Mitigation: Noise and Vibration Control 17

3.13 Mitigation: Agricultural Soils 18

4 Conclusion 19

1 Introduction

1.1 Introduction

1.1.1 This Screening Request has been prepared by ADAS (Agent) on behalf of the JBM Solar Projects (Applicant) and is submitted in relation to a Proposal for a 44 MW Solar PV development on land near Stratton Audley, Cherwell District, Oxfordshire, England (OX27 9BE).

1.1.2 JBM Solar develops large-scale, grid-connected solar farms and has secured planning permission for more than 575MW of solar projects across the UK and Ireland.

1.1.3 The Site measures 57.6 hectares in size and is located in an area of open countryside, outside of an identified settlement boundary. The proposal includes solar panels mounted on tracking modules, with co-located battery storage and associated infrastructure.

1.1.4 A Pre-application Enquiry was submitted to Cherwell District Council on the 17th of June 2022. This has now been validated (App Ref. 22/01796/PREAPP) and a formal meeting will be held with the Case Officer on Site on the 17th of August 2022 to discuss the Proposal.

1.1.5 An Environmental Impact Assessment (EIA) Screening Opinion is requested from the Local Planning Authority, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations') to confirm that EIA is not required for this proposal.

1.1.6 Table 1 below sets out the documents submitted alongside this Screening Request.

Table 1: Documents Accompanying the Screening Request

Title	Description
Site Location Plan	Plan showing the location of the site at 1:1250 scale, providing context to the immediate surrounding area.
Site Layout Plan	Plan showing the proposed layout of the site at 1:4000 scale, providing additional features within and bordering the site

2 Site Location and Description

2.1 Site Location

2.1.1 The Site measures 57.6 hectares in size and is located in an area of open countryside, outside of an identified settlement boundary. The nearest settlement is the town and civil parish of Bicester, which is 4.2 km to the south west from the site.

2.1.2 Figure 1 is an indicative site location plan which shows the location of the site in relation to the surrounding area.

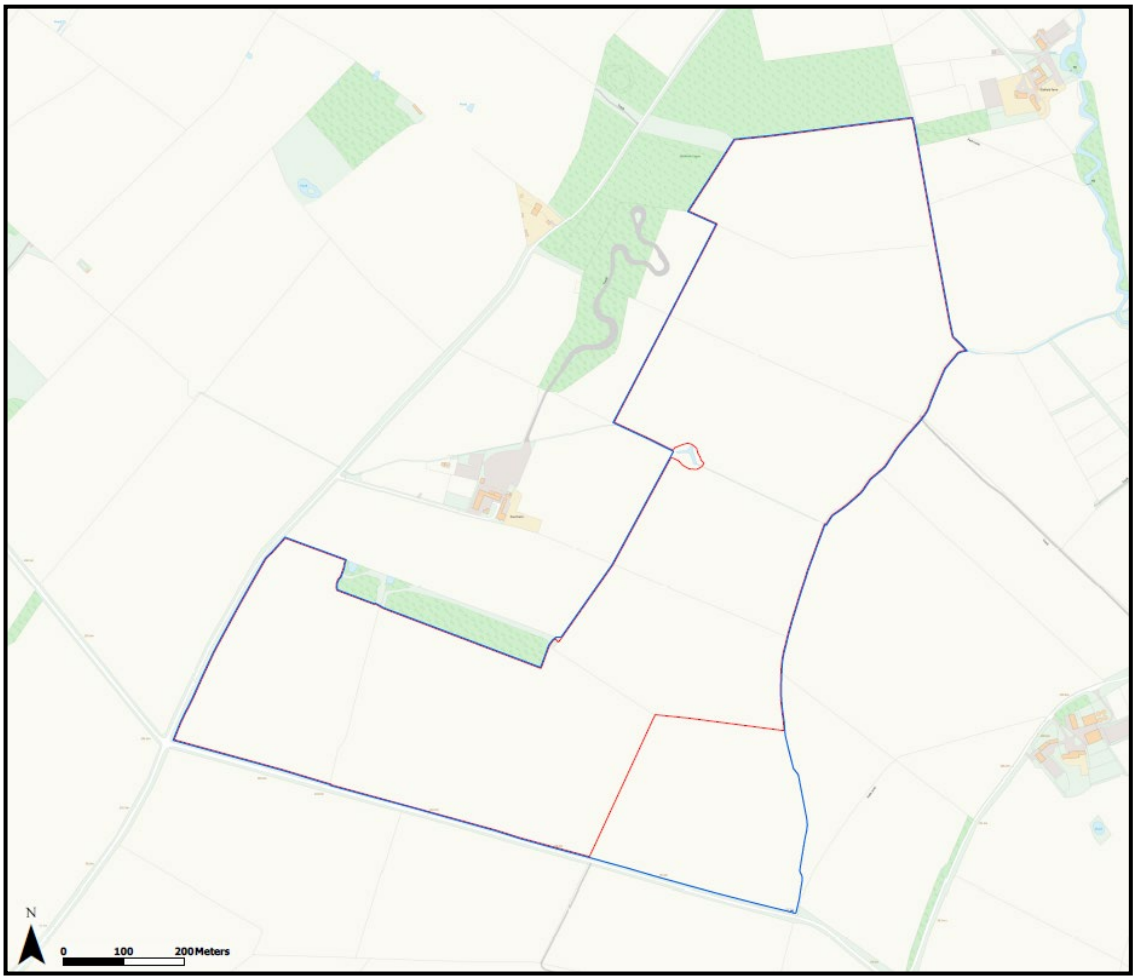

Figure 1. OS Plan indicating location of the site

2.1.3 The Site forms a reversed 'L' shape and is comprised of 7 agricultural field parcels, separated by boundary hedgerows and low level fencing. There is an existing agricultural access point off the unnamed single-track road, which runs along the entire southern flank of the Site.

2.1.4 The Site is currently in agricultural use and is bound on all sides by thick mature hedgerow and occasional trees. The character of the Site surroundings is mixed. Pool Farm is located directly adjacent to the Site to the north west. Stratton Audley (village) is located circa 0.7 km to the south west of the Site and Fringford (village) is 1.5 km to the north west. The area of trees directly north west is designated in the Local Plan as Ancient Woodland. To the south west of the Site, circa 2 km is also the Stratton Audley Quarries (SSSI).

2.1.5 There are no Public Rights of Way (PRoW) on the Site itself and no national landscape or ecology designations. Along a short section of the northern boundary, runs PRoW Ref. '371 8b/10'. Furthermore, PRoW '225 6/10' (to the east) and PRoW '371 3/10' (to the south) are also in close proximity to the boundary of the Site.

2.1.6 Best and Most Versatile (BMV) Agricultural Land is defined as Grades 1, 2, and 3a and is defined in the National Planning Policy Framework (NPPF) as the land, which is most flexible, productive and efficient in response to inputs, and which can best deliver future crops. Agricultural Land Classification (ALC) Mapping provided by Natural England indicates that the Site may be Grade 3 agricultural land (Good to Moderate), although this mapping does not differentiate between ALC 3a or 3b. There are also some areas of the Site indicated to be Grade 4 (Poor).

2.1.7 There are no designated heritage assets on or immediately adjacent to the Site. The nearest Listed Buildings within the wider countryside, are as follows:

- Moat Farmhouse – Grade II (List UID 1286457)
- Church of Holy Trinity – Grade II (List UID 1046448)
- Elm Farmhouse, Barn Approximately 50m North – Grade II (List UID 1286217)
- Elm Farmhouse and Abutting Dairy/Stable Range – Grade II (List UID 1369801)
- The Willows Farmhouse – Grade II (List UID 1046403)

2.1.8 The Site is located wholly within Flood Risk Zone 1, at the lowest risk of flooding from rivers and the sea. The Site is also at very low risk of flooding from surface water. Notwithstanding this, it is noted that Padbury Brook is located less than 20 m to the east/north-east of the Site. No development would occur within 9m of this brook.

2.2 Planning History

2.2.1 A search of the Council's Public Access System shows that there is not any relevant Planning History for the Site.

2.2.2 The only history shown on the Council's Public Access System, is App Ref. 22/01503/AGN, for the erection of a purpose built grain store. This was submitted on the 20th of May 2022 and the proposal have since been confirmed not to require prior approval.

2.3 Proposed Development

2.3.1 The Proposal is for the erection of a Solar Photovoltaic (PV) Array and battery storage units, with a total export capacity of up to 44 MW.

2.3.2 The Proposal would be capable of meeting the equivalent energy needs of over 15,400 UK homes and save the equivalent of 23,200 tonnes of CO2 per annum, compared to generation from fossil fuels. The Proposal would involve the use of the existing agricultural access point off an unnamed single-track road, which runs along the southern border of the Site. The layout will also include internal access tracks for vehicular and pedestrian (maintenance personal) movements within the Site.

2.3.3 The Proposal may also include the following standard elements of a solar PV development of this nature:

- Deer Fencing, fitted with Mammal pass-through points.
- Battery Containers.
- Client Storage Cabinet
- Client Substations
- DNO Substation
- Fencing and CCTV Cameras
- Landscaping Works
- Internal Access Tracks
- Other associated infrastructure.

2.3.4 Each of the solar panel array table will be mounted on either a fixed or tracker-based system, dependent on which proved to be most efficient in the final design. The panels are covered by high transparency solar glass with an anti-reflective coating which minimises glare and glint, whilst also the maximum absorption of the available sunlight. The panels are dark blue in colour. The solar PV panels will be erected on posts, the soil beneath would still be available for the infiltration of rainwater and the grazing of agricultural livestock.

2.3.5 The final layout for this development will be refined to ensure that there are no adverse impacts arising from the Proposal, whilst also incorporating enhancement measures into the scheme.

2.4 Operational Lifespan

2.4.1 The development would have a lifespan of approximately 40 years. At the end of the useful life of the facility, it will be decommissioned, and all the associated equipment will be removed. The land can then be easily reverted to agricultural use.

3 Consideration against Environmental Impact Assessment (EIA) Regulations

3.1 Assessment

3.1.1 Part 2 of the 2017 Regulations provides thresholds for development for which an EIA is a mandatory requirement (Schedule 1) and where it is a discretionary requirement (Schedule 2).

3.1.2 The proposed development is not listed in Schedule 1. Schedule 2 (see extract below in Table 2) sets the following threshold at which an EIA may be required.

Table 2: Schedule 2 Development

Description of proposed development	Applicable thresholds and criteria
3) Energy Industry	
(b) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1).	The area of the development exceeds 0.5 hectares.

3.1.3 The development exceeds 0.5 hectares in area and is therefore a Schedule 2 development and the indicative screening thresholds set out in paragraph 58 of the Planning Practice Guidance (2019). The development therefore needs to be assessed against the criteria listed in Schedule 3.

3.1.4 Schedule 3 of the regulations provides criteria which should be used to assess Schedule 2 projects, together with the applicable thresholds, to determine if an EIA is required. These criteria are summarised as follows:

- Characteristics of the development;
- Location of the development; and
- Characteristics of the potential impact.

3.2 Characteristics of the development

3.2.1 The characteristics of development must be considered with particular regard to the criteria set out below in Table 3:

Table 3: Characteristics of the development

Applicable threshold/criteria	Assessment

The size and design of the whole development	The development footprint will be spread across several field parcels bounded by hedgerows and occasional trees. Access will make use of existing tracks where possible. Developed components will be located as close to each other as possible to reduce the overall footprint of the built area.
Cumulation with other existing/approved development	The proposed development does not form part of a wider development proposal. As noted above in Section 2.5, Cherwell District Council confirmed that prior approval was not required in 2022 for the erection of a purpose built grain store (App Ref. 14/502072/FULL) however, it is unclear whether this has since been built out. Having undertaken research using Cherwell District Council's website, there is no evidence to indicate that there are any 'existing and/or approved development' as stated in the 2017 EIA Regulations that are considered to have likely significant effects in combination with the proposed development.
The use of natural resources, in particular land, soil, water and biodiversity;	The proposal will not use/consume any natural resource on the site, it will be utilise the existing land for it to host the infrastructure of a Solar PV and Battery storage system. Electricity will be generated using solar energy, the proposal would result in fewer natural resources being used elsewhere, including fossil fuels. Mapping provided by Natural England indicates that the Site may be Grade 3 agricultural land (Good to Moderate), although this mapping does not differentiate between ALC 3a or 3b. There are also some areas of the Site indicated to be Grade 4 (Poor). We are therefore intending to undertake an ALC Survey to determine the exact grade of the land. This will be submitted alongside the full planning application to Cherwell District Council. In relation to ecology and biodiversity, the site is not subject to any local or national ecology designations, however a Preliminary Ecological Appraisal (PEA) has already been completed for the site. The PEA notes multiple opportunities to deliver net gains in biodiversity on the site, and the Planning Application will be supported by a Biodiversity Net Gain report.

The production of waste	The development will produce no waste whilst operational. Upon decommissioning the development components would be recycled where possible. During construction there will be some limited waste generated. The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally dispose. Where possible, waste materials will be reused on site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types. However, it must be noted that these would be minimal and would be controlled through the Construction Environmental Management Plan (CEMP).
Pollution and nuisances	The scheme does not result in any complex or hazardous effects during either the construction or operational phase of the development. The solar arrays, inverters and battery storage will not generate any significant noise and the materials to be used in the solar panels are designed to absorb the light rather than reflect it. It is expected that the landscape screening will block all or partial views of the solar PV and battery storage development from road users and the limited number of neighbouring dwellings nearby. During construction, the movement of plant and vehicles will result in some air pollution and noise and the clearance of vegetation and ground works will also result in dust. However, these impacts would be minimal and would be effectively controlled through the CEMP.
The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge	The construction works would not require use of significant quantities of hazardous or toxic material. The installation of the solar panels would be carried out by standard tried and tested methods and must adhere to health and safety legislation. The technology has a good safety record.
Risk to human health (for example, due to water contamination or air pollution)	A CEMP will be prepared in relation to the on-site construction works. This is a site-specific plan written with the aim of ensuring that environmental management practices are identified and applied

	throughout the construction of the proposed Solar Park. The CEMP will be used by the construction contractors, including all sub-contractors, to ensure compliance with their legal and contractual obligations, as well as implement best practice in construction environmental management.

3.3 Location of the development

3.3.1 An assessment of the proposal against the criteria for consideration of the location of development, as set out in Schedule 3 of the Regulations, is provided in Table 4 below:

Table 4: Location of the development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard:	
Applicable threshold/criteria	Assessment
The existing and approved land use	The land is currently used for agricultural purposes, primarily arable farming land. The surrounding countryside is principally agricultural, with isolated agricultural buildings and residential dwellings. The nearest settlement is the town and civil parish of Bicester, which is 4.2 km to the south west from the site
The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	As set out above, in relation to ecology and biodiversity, the site is not subject to any local or national ecology designations. The area of trees directly north west is designated in the Local Plan as Ancient Woodland. To the south west of the Site, circa 2 km is also the Stratton Audley Quarries (SSSI). A Preliminary Ecological Appraisal (PEA) has already been completed for the site, which finds that the majority of habitats on the site are of low ecological value. It is proposed that the site is restored to its current agricultural land use following the 40-year period, therefore any impacts of the proposal will be temporary in nature. Overall, it is considered that the proposal and associated landscaping will provide more ecological benefits and strengthen ecological networks than the current agricultural use of the site. Subject to appropriate mitigation, biodiversity net gains can also comfortably be achieved on the site, and

	the Application will be supported by a Biodiversity Net Gain report.
The absorption capacity of the natural environment with particular reference to certain defined areas The absorption capacity of the natural environment, paying particular attention to the following areas— (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 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	<u>(i)wetlands, riparian areas, river mouths & (ii) coastal zones and the marine environment;</u> <u>Ecology</u> The site itself is not subject to any local or national ecology designations. The area of trees directly north west is designated in the Local Plan as Ancient Woodland. To the south west of the Site, circa 2 km is also the Stratton Audley Quarries (SSSI). A Preliminary Ecological Appraisal (PEA) has been completed for the site, which finds that the majority of habitats on the site are of low ecological value. The PEA notes multiple opportunities to deliver net gains in biodiversity on the site, such as allowing wider field margins than has been allowed under intensive agricultural management, allowing the grass in these margins to grow taller and seeding with a wildflower mix to create a more diverse floral species assemblage. Further to this, the applicant considers that taking the site out of agricultural use would further increase the biodiversity benefits of the proposal, as there would be no need for the intensive use of fertiliser's, herbicides and pesticides on the land. <u>Flood Risk</u> Mapping from the Environment Agency indicates that the whole site is located within Flood Risk Zone 1, at the lowest risk of flooding from rivers and the sea. <u>(iii) Mountain and Forest areas</u> The area of trees directly north west is designated in the Local Plan as Ancient Woodland. Notwithstanding this, there are no other designated mountain or forest areas within close proximity to the Site. Mapping from Natural England indicates that there are no nature reserves and parks on or adjacent to the site. <u>(v) European sites and other areas classified or protected under national legislation;</u> The area of trees directly north west is designated in the Local Plan as Ancient Woodland. To the south west of the Site, circa 2 km is also the Stratton Audley Quarries (SSSI).

there is such a failure; (vii)densely populated areas; (viii)landscapes and sites of historical, cultural or archaeological significance	As set out above, the PEA has found that the majority of habitats on site are of low ecological potential. The Planning Application will be submitted with a PEA and suite of ecological surveys. <u>(vi) areas in which there has already been a failure to meet the environmental quality standards</u> The site is not in an area where there has been a failure to meet environmental quality standards in relation to air or water quality. <u>(vii) densely populated areas</u> The site is situated in a rural area with no sensitive receptors. It is not sited within or adjacent to any densely populated areas. The nearest settlement is the town and civil parish of Bicester, which is 4.2 km to the south west from the site <u>(viii) landscapes and sites of historical, cultural, or archaeological significance</u> The site is not subject to any national designations for landscape quality. The Planning Application will be accompanied by a full Landscape and Visual Appraisal, which will provide a comprehensive appraisal of the landscape and visual impacts of the proposal and set out mitigation as appropriate, to ensure that the proposal does not result in any unacceptable impacts. There are no designated heritage assets on or immediately adjacent to the Site. The nearest Listed Buildings within the wider countryside, are as follows: • Moat Farmhouse – Grade II (List UID 1286457) • Church of Holy Trinity – Grade II (List UID 1046448) • Elm Farmhouse, Barn Approximately 50m North – Grade II (List UID 1286217) • Elm Farmhouse and Abutting Dairy/Stable Range – Grade II (List UID 1369801) • The Willows Farmhouse – Grade II (List UID 1046403) The Application will be supported by a Built Heritage Assessment, to provide an assessment of the likely impact of the outline proposed development on the significance of heritage assets and the contribution made by their setting. The site is not designated for having potential for archaeological significance.

3.4 Characteristics of the potential impact

3.4.1 An assessment of the proposal against the criteria for consideration of the characteristics of development is provided in Table 5 below:

Table 5: Characteristics of the potential impact

The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account	
Applicable threshold/criteria	Assessment:
(a) The magnitude and spatial extent of the impact (geographical area and size of the affected population)	The development will be limited to a 57.6-hectare site area and there are no sensitive receptors in the surrounding area. The extent and size of the impact is likely to be restricted to the immediate surrounding area.
(b) The nature of the impact	The development is for solar PV panels, battery storage and associated infrastructure. The impacts are therefore likely to be very limited. There will be very low traffic movements to the site, there will be no amenity impacts in relation to noise or air quality, and the landscape and visual impacts will be mitigated through additional landscaping and planting. The development will also deliver net gains in biodiversity. The development may result in the temporary loss of some agricultural land for a period of 40 years (this will be confirmed through an ALC Survey). The proposal will not result in more wide-ranging effects.
(c) The transboundary nature of the impact	There will be no transboundary impacts.
(d) The magnitude and complexity of the impact	The complexity of the development is low consisting of solar arrays, battery storage components and associated infrastructure. The magnitude of impact is low. As set out above, there will be very low traffic movements to the site, there will be no amenity impacts in relation to noise or air quality, and the landscape and visual impacts will be mitigated through additional landscaping and planting. The development will deliver net gains in biodiversity.
(e) The probability of the impact	The impacts are predictable and will be reduced with careful design and mitigation.

	The impacts are temporary in nature and on completion of development, it will be decommissioned and reinstated to its original quality.
(f) The expected onset, duration, frequency and reversibility of the impact	The proposed development is temporary for a period of 40 years. Following completion of the development, it will be decommissioned and reinstated to its original agricultural use. The impacts are therefore limited in duration and reversible.
(g) The cumulation of the impact with the nature of other existing and/or approved development	The proposed Solar PV and battery storage project does not form part of a wider development proposal. As noted above in Section 2.5, Cherwell District Council confirmed that prior approval was not required in 2022 for the erection of a purpose built grain store (App Ref. 14/502072/FULL) however, it is unclear whether this has since been built out. The Application will be supported by a comprehensive suite of technical reports. There are no likely cumulative effects of the proposal with any other existing and/or approved development.
(h) The possibility of effectively reducing the impact	Mitigation has been considered and discussed below in section 3.5-3.14 in order to reduce any limited impacts from the proposal.

3.5 Proposed mitigation measures

3.5.1 Given the nature of the development proposals, it is considered that there may be some limited, localised effects upon the environment. These effects will be appropriately managed through the design, incorporation of appropriate mitigation measures and with the adoption of best practice measures. The proposed mitigation measures are discussed in the following paragraphs overleaf.

3.6 Mitigation: Ecology & Landscape

3.6.1 A full Landscape and Visual Appraisal (LVA) will be submitted with the planning Application. The LVA will consider the effects of the proposal on the landscape as an environmental resource in its own right and the visual appraisal would consider the effect of visual change on people's views and visual amenity. A set of figures relevant to landscape and visual matters, will be included with the report:

- Figure 1: Topography
- Figure 2. National Landscape Character
- Figure 3: District Landscape Character

- Figure 4: Designations
- Figure 5: Landscape Context
- Figure 6: Viewpoints and ZTV

3.6.2 The LVA will identify mitigation proposals to reduce any adverse effects of the proposed development. This may include features such as landscape buffers and new boundary treatments to reduce landscape and visual impacts.

3.6.3 The Application will also be submitted with a Preliminary Ecological Appraisal (PEA) and full suite of ecology surveys for badgers, great crested newts, reptiles and breeding/wintering birds. There are multiple opportunities to deliver net gains in biodiversity on the site, such as allowing wider field margins than has been allowed under intensive agricultural management, allowing the grass in these margins to grow taller and seeding with a wildflower mix to create a more diverse floral species assemblage.

3.6.4 Further to this, the applicant considers that taking the site out of agricultural use would further increase the biodiversity benefits of the proposal, as there would be no need for the intensive use of fertiliser's, herbicides and pesticides on the land.

3.7 Mitigation: Archaeology and Heritage

3.7.1 As outlined in Section 2 there are no designated Heritage Assets on the site and the site is not designated as having potential for archaeological significance. The Application will however be supported by an Archaeology DBA and a Built Heritage Assessment, to provide an assessment of the likely (if any) impact of the proposed development on the significance of heritage assets through any potential change to their setting due to the proposed development and to inform any mitigation.

3.8 Mitigation: Air Quality and Dust

3.8.1 Dust impacts can arise from on-site construction works such as earthworks as well as from dust deposited on the public highway by construction vehicles which then becomes re-suspended. Construction dust may lead to an adverse impact in terms of elevated particulate concentrations at neighbouring sensitive receptors or nuisance impacts, such as soiling of clean surfaces. Dust deposition can also affect sensitive habitats and fauna (e.g. foraging on habitats).

3.8.2 Dust impacts will be controlled by good housekeeping and by following best practice. The CEMP will identify the potential sources of dust during the construction works and the measures that will be employed to control the dust emissions.

3.9 Mitigation: Dust Monitoring

3.9.1 Dust emissions will be monitored by carrying out daily on and off-site visual inspections of dust emissions, particularly focusing on any visible dust being carried towards or across the site boundary. Inspection results will be logged.

3.9.2 All dust complaints and any exceptional incidents causing dust emissions will be logged, along with the actions taken to resolve the situation.

3.10 Mitigation: Pollution Prevention

3.10.1 The Principle Contractor (or other 'responsible person' managing the site) is responsible for both the protection of "controlled waters" from pollution and for the prevention of pollution of the environment, harm to human health and detriment to local amenity by waste management activities under the Environmental Protection Act 1990. Further protection for the environment is afforded under the Water Resources Act 1991 (as amended), which outlines the functions of the Environment Agency and sets out offences relating to water, discharge consents, and possible defences to the offences.

3.10.2 Under the Water Framework Directive (WFD) no deterioration may be allowed to occur to controlled waters, including surface and ground water. Therefore, no contaminated runoff may be allowed to enter either surface water drainage or be allowed to infiltrate the ground.

3.10.3 All construction activities will be carried out in accordance with good practice, paying particular attention to the Environment Agency published Guidance for Pollution Prevention (GPP).

3.11 Mitigation: Waste Management

3.11.1 All wastes will be removed from site using a registered waste carrier. Waste will only be disposed of at facilities/sites authorised to receive it, which have an appropriate permit, licence or registered exemption. Waste management licence, permit or exemptions must be obtained from the facility/site.

3.11.2 The storage of hazardous waste prior to its removal will also be subject to the appropriate requirements.

3.11.3 The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally dispose.

3.11.4 Where possible waste materials will be reused on site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types and will use the National Colour Coding Scheme.

3.11.5 No waste will be left on-site following the completion of works.

3.12 Mitigation: Noise and Vibration Control

3.12.1 Noise and vibration nuisance could come from the operation of machinery on site and vehicle movements to and from the site as well as within the site.

3.12.2 All works will be carried out in accordance with British Standard 5228 (BS 5228).

3.12.3 Best Practicable Means (BPM) of noise control, as defined by Section 72 of the Control of Pollution Act 1974, will be applied during construction works to minimise noise (including vibration) at nearby residential properties and other sensitive receptors arising from construction activities.

3.13 Mitigation: Agricultural Soils

3.13.1 Controls will be implemented to mitigate potential avoidable impacts on soils, farms, and farm-based businesses, including maintaining access. The controls will include the following:

- Protecting agricultural land adjacent to the construction site, including provision and maintenance of appropriate stock-proof fencing and avoidance of traffic over the land leading to soil compaction;
- Reinstating any agricultural land which is used temporarily during construction, where this is the agreed end use;
- Details of farm accesses which may be affected by construction, including the manner in which farm access will be maintained and avoidance of traffic over land which is used temporarily during construction; and
- Providing a method statement for stripping, handling, storage, and replacement of agricultural, forestry and woodland soils and other ecological habitats to reduce risks associated with soil degradation on areas of land to be returned to agriculture, forestry and woodland following construction. This will include any remediation measures necessary following completion of works.

4 Conclusion

4.1.1 This EIA Screening Request has demonstrated that the proposal will not have significant effects on the environment, and that an EIA is therefore not required. A formal request is therefore extended to Cherwell District Council, through a Screening Opinion, to confirm this.

4.1.2 Given the nature of the development proposals, it is considered that whilst there may be some temporary and limited localised effects upon the environment as a consequence of the proposed development, these effects will be appropriately managed through the design of the layout, incorporation of appropriate mitigation measures and with the adoption of best practice measures. The proposal is not considered to result in any wide-ranging or significant effects.

4.1.3 The Application will be supported by a comprehensive suite of technical reports, which will inform appropriate mitigation to ensure there are no unacceptable impacts, and will secure key benefits, including the achievement of net gains in biodiversity.

4.1.4 The above screening request demonstrates that the proposed development will not have any significant effects in line with Schedule 3 of the "2017 Regulations". We therefore respectfully request that you issue a Screening Opinion which confirms that this Application is not EIA. Should you require any further information, please do not hesitate to contact us.