

**Peveril Securities Ltd**

**Environmental Impact  
Assessment Compliance  
Statement**

**Land north of Bicester Avenue Garden  
Centre, Bicester**

**by CarneySweeney**

**Date: August 2023**



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## 1.0 Introduction

1.0.1 A first Reserved Matters application ('RMA') is being submitted on behalf of Peveril Securities Ltd ('the applicant') pursuant to outline planning permission ref: 17/02534/OUT ('the outline consent') at land north of Bicester Avenue Garden Centre, Oxford Road, Bicester ('the Site'), known as Bicester Arc (Bicester Business Park). The Site has historically been referred to as part of the 'Bicester 4' area including the adjacent Tesco site and is an allocation for B1 employment purposes in the adopted Cherwell Local Plan 2011-2031 (Part 1).

## 1.1 The Outline Consent

1.1.1 The outline application was submitted by Scenic Land Developments Ltd and was validated by Cherwell District Council (CDC) on 22<sup>nd</sup> December 2017. It permits up to 60,000sqm of employment floorspace (Use Class B1(a) and B1(b)). The Site red line boundary covers an area of 13.1ha. The description of development for the outline consent is as follows:

*"OUTLINE - The erection of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; associated vehicle parking, landscaping, highways, infrastructure and earthworks"*

1.1.2 The outline consent determined the principle means of access only, with all other details including detailed design layout, appearance, landscaping and scale to be determined through subsequent RMAs. The principle of development, proposed uses and amount of floorspace were all confirmed through the outline consent.

1.1.3 The outline consent application was accompanied by an Environmental Statement (Trium, 2017). Following some minor amendments to the parameters plan, further assessment and consultation comments from CDC, an addendum was submitted in June 2018 (Trium, 2018). These elements are collectively referred to in this report as the 'original ES'.

1.1.4 The outline permission was granted 6<sup>th</sup> May 2020.

## 1.2 The Section 73 Application

1.2.1 The applicant acquired the Site from the previous owners in 2020.

1.2.2 A Section 73 application to 17/02534/OUT (ref: 23/01080/OUT) was validated by CDC on 27<sup>th</sup> April



2023 ('the s73 application'). It seeks to amend Conditions 4, 30 and 34 of the outline consent to allow for an increase in the building height parameters and highway design/road safety audit evolution as part of s278 design development. The s73 application does not seek to alter the description of development or the amount of employment floorspace permitted under the outline consent. The increased height will be brought about through changes to the approved Parameters Plan, Table 4.1 of the Environmental Impact Assessment (Trium, 2017) (EIA) and the Design Principles on page 11 of the submitted Design and Access Statement (dated August 2018). The highway design changes will be brought about through changes to the approved Highways Access Plan, Proposed Highway Arrangement plans and Oxford Road/ Middleton Stoney Mini Roundabout mitigation scheme plan.

- 1.2.3 Potential changes to the conclusions of the original ES were considered within a Statement of Conformity that formed part of the Planning Statement (CarneySweeney, April 2023) which supported the s73 application. The Statement of Conformity concluded that the proposed amendments have no impact over and above that already assessed and that there would be no effect on significance or harm outside of the original EIA findings.
- 1.2.4 The s73 application is still being considered by CDC at the time of writing (August 2023).

### **1.3 Reserved Matters**

- 1.3.1 The outline consent is to be implemented on a phased basis. Each phase or sub-phase will have its own RMA submitted to set out the remaining details to be approved, including detailed design, layout, appearance, landscaping and scale of development, in accordance with the outline consent (and subsequent s73 application).
- 1.3.2 The applicant has identified a need for the proposed sub-station to provide the infrastructure required to support the forthcoming growth on the Bicester Arc site and a RMA is being submitted to seek approval for "The construction of a primary sub-station with all associated works".
- 1.3.3 This Compliance Statement is submitted alongside the following information in support of the RMA application:
- Planning Application Forms
  - Covering Letter
  - Site Location Plan – Drawing Ref: F100A
  - Proposed Site Layout Plan – Drawing Ref: F101A



- Proposed Landscaping Plan – Drawing Ref: F102A
- Substation Details – Drawing Ref: F103
- Primary Compound Elevations – Drawing Ref: T2122221A-GAD-014 Rev 1
- DNO Compound Layout – Drawing Ref: T2122221A GAD-011 Rev 1
- IDNO Compound Layout – Drawing Ref: T2122221A GAD-012 Rev 1
- Drainage Strategy (Curtins, June 2023)
- Ecological Appraisal (FPCR, June 2023)
- Ecological Technical Note (FPCR, June 2023)

## **1.4 Purpose of Environmental Impact Assessment Compliance Statement**

1.4.1 The purpose of this Environmental Impact Assessment Compliance Statement ('Compliance Statement') is to identify the extent to which the details proposed within this RMA may result in changes to the outcomes of the original ES and confirm that the conclusions within the original ES remain the case for the RMA. Whilst producing this report, the Statement of Conformity undertaken to support the s73 application has been considered.

1.4.2 This report forms an Environmental Impact Assessment Compliance Statement ('Compliance Statement'), which demonstrates that the suite of environmental information submitted to CDC as part of the consented scheme remains valid and is adequate to assess the potential environmental effects of this RMA.



## 2.0 Environmental Statement Review

2.0.1 The proposals covered by this RMA are in accordance with the scale and quantum of development proposed and assessed at the outline application stage and do not materially deviate from the parameters defined by the outline consent.

2.0.2 Paragraphs 30 – 33, along with Table 1 and Figure 6 of the Non-Technical Summary of the original ES detail the development that was assessed. In terms of the description of development, this included “associated highways, infrastructure and earthworks”. The proposed sub-station falls under the ‘infrastructure’ element.

2.0.3 Paragraph 32 of the Non-Technical Summary states that:

*“There is one main parameter plan along with a site red line boundary drawing submitted as part of this outline planning application for which planning approval is being sought. The parameter plan identifies a series of six development zones (A-F) covering the majority of the site, within which more detailed proposals will come forward as part of future reserved matters submissions. The zones indicate the maximum floor area and height for future buildings as well as an indication of the upper limits for the height of proposed buildings within the zones.”*

2.0.4 In Figure 5, the proposed sub-station is located within Zone D where, referring to Table 1, the maximum height is identified as 3-4 storeys + plant, the maximum floor area as 14,390sqm, a maximum OAD of 85.50m and maximum height above ground is 16m. The proposed development is within these parameters.

2.0.5 It is therefore not considered necessary to update any of the chapters within the original ES as the conclusions reached are unlikely to change as a result.



## 3.0 Conclusion

- 3.0.1 A review of the RMA proposals has been undertaken in the context of the original ES and the Statement of Conformity.
- 3.0.2 It concludes that the development, as assessed in the original ES, represent an accurate assessment of the likely significant effects associated with the construction and operation of the RMA proposals. As such, no further environmental information or subsequent assessment is considered necessary.
- 3.0.3 Mitigation measures proposed in the original ES are controlled through either planning conditions or the s106 agreement, which continue to apply to the proposed development.

