

# Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

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Please ask for:	Lewis Bankes-Hughes	Direct Dial:	01295 221884
Email:	lewis.bankes-hughes@cherwell-dc.gov.uk	Our Ref:	16/00082/SO

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24 October 2016

Dear Mr Rice,

**Application Ref**      **16/00082/SO**

**Location**              **Glebe Farm, Boddington Road, Claydon, Banbury OX17 1TD**

**Proposal**                **Screening opinion for proposed marina development**

I write in response to your letter dated 3<sup>rd</sup> October 2016, requesting a formal screening opinion from Cherwell District Council as to whether an Environmental Impact Assessment would be required for a proposed marina development. Pursuant to Part 2, Regulations 4 and 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), this letter constitutes the Council's formal Screening Opinion in respect of the proposed development described above.

The proposal is considered to be Tourism and Leisure Development falling within Schedule 2, Section 12 (b) of the Regulations. Your letter indicates the proposed development would contain an enclosed water area which exceeds the 1,000 square metres threshold set out in Schedule 2, which is the applicable threshold for the purpose of classifying the development as Schedule 2 Development. However, an EIA would only be required if the particular project in question is judged likely to give rise to significant environmental effects.

Cherwell District Council, as Local Planning Authority in this case, has considered the proposed development as described in your letter and has concluded that the site does not fall within a sensitive area. Whilst the proposed development would result in an area of approximately 4 hectares of enclosed water and would provide moorings for 250 narrow boats, the proposal affects only a single agricultural field which lies immediately adjacent to and would be viewed within the context of the Oxford Canal. Due to local topography it is considered unlikely there would be a wider landscape impact.

The proposal is adjacent to the designated Oxford Canal Conservation Area and the associated Public Footpath (170/6/20). The proposal is also adjacent to a Local Wildlife Site (the North Claydon Disused Railway) and an area of woodland. The proposal is therefore considered to have some ecological and heritage impact on the local environment. Part of the proposed site is also located within Flood Zones 2 and 3 as a result of the watercourse running along the north boundary of the site.

The indicative screening thresholds contained in the Annex to the Planning Practice Guidance (PPG) suggest that an environmental impact assessment is only likely to be required in respect of large new marinas with in excess of over 100 berths on a fresh water site, with the key issues to consider in this case being the wider impacts such as the potential noise and traffic generation. The cumulative environmental impact of the development must also be considered. There are already a number of existing or proposed marinas along this stretch of canal so consideration must be paid to issues such as water availability, water quality and wildlife.

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

In the opinion of the Local Planning Authority, having taken into account the criteria in schedule 3 to the EIA Regulations 2011 and the guidance in the PPG, it is considered that the proposed development is unlikely to have significant effects on the environment and does not, therefore, require the submission of an Environmental Statement (ES).

This letter constitutes the Local Planning Authority's formal 'Screening Opinion' of the proposed development under Regulations 4 and 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. It should not be taken as giving any indication as to the Local Planning Authority's view on the planning merits of your proposal; should you wish to seek advice on this before submitting an application you should use the Council's pre-application advice service. Information about this service is available online at: <http://www.cherwell.gov.uk/index.cfm?articleid=1735>.

If you have any further queries, please contact the Case Officer Lewis Bankes-Hughes on 01295 221884.

Yours sincerely,



Alex Keen  
Development Management Team Leader (Minors)