

EDGARS

Maria Philpott
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX154AA

Our Ref: 689/003
Your Ref: 18/01333/F
Date: 30/07/2018

Dear Maria,

Request for Screening Opinion under Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed employment development (New Technical Site) at Bicester Heritage.

Introduction

Having regard to the pre-application discussions for the New Technical Site, it is understood that the Council officer's informal view was that the proposed development would not have likely significant environmental effects and would not require an Environment Statement.

Pursuant to the recently submitted planning application, Edgars is instructed by Bicester Heritage to request a formal screening opinion in accordance with Part 2 of the TCP (EIA) Regulations 2017 from Cherwell District Council relating to the proposed employment development at Bicester Heritage.

In accordance with Regulation 6(2), Cherwell District Council is provided with:

- A plan sufficient to identify the land in question;
- A brief description of the nature and purpose of the proposed development;
- Information to enable the Council to consider the need for an EIA in respect of the proposed development.

The description of the proposed development is: *Extension to existing technical site to provide new employment units comprising flexible b1(c) light industrial, b2 (general industrial), b8 (storage or distribution) uses with ancillary offices, storage, display and sales, together with associated access, parking and landscaping.*

The following documents form this request:

- Screening Letter (this document);
- Appendix 1 - Site plan;
- Appendix 2 – Location of Heritage Assets;
- Appendix 3 - EIA Screening checklist.

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Bicester Heritage

Bicester Heritage is a business park dedicated to historic motoring excellence (UK's 1st) comprising a hub of successful highly specialist businesses. Bicester Heritage Ltd. purchased the technical site and flying field in 2013 and since then have embarked on a meticulous, detailed and carefully considered redevelopment of the site. This is reflected in the planning history for the site that demonstrates the high quality of development.

Site of the proposed development

The site is 2.4km (1½ miles) north/north east of the centre of the market town of Bicester, at Bicester Heritage (former RAF Bicester). The proposed development site is located adjacent to the A4421 (Skimmingdish Lane) at the south-west corner of Bicester Heritage - which occupies part of the former RAF Bicester. The site area is 1.61 hectares (3.98 acres/16,100sqm). Please see Appendix 1 for a site plan.

The site is allocated in the Cherwell Local Plan for employment related development.

The site is in proximity to heritage assets associated with a World War I and II airfield, including Listed Buildings in the existing technical site listed for their special military architectural and historic interest, and a Scheduled Ancient Monument with several areas across the site designated as a key features/structures in the military landscape. The site lies within a Conservation Area. Please refer to Appendix 2 for their location.

The site is adjacent to the Bicester Airfield Local Wildlife Site designated for its 'species rich grassland' and 'open mosaic on previously developed land'. Stratton Audley Quarries SSSI, designated for its geological interest, is approximately 1km to the north. The site is identified as being in an area at risk from surface water flooding. The site is Previously Developed Land.

Proposed development

The proposed development will comprise new employment space with a total Gross Internal Area (GIA) of 6530sqm comprising 8 buildings with a maximum ridge height of 8.1m. Materials used will be new brickwork, grey corrugated metal sheet and corrugated metal roofs. Existing access will be maintained, and the proposed development will provide 125 car parking spaces incorporating 6 disabled spaces and 14 bicycle shed spaces. Space for 15 cycles will be provided.

The proposed development is for 8 functional buildings of various shapes to be proportionately spaced throughout in response to the site's historic sensitivities, constraints, and wider context - particularly the historic character of the adjacent Technical Site. The proposed development is designed to integrate with existing streets, spaces, and the orientation of the new buildings is configured to create defined frontages.

The design incorporates a Sustainable Drainage System, adequate parking, space for refuse and recycling and space to incorporate appropriate utilities. The proposal will complement the success of the existing historic Technical Site at Bicester Heritage and enhance the character of the Conservation Area by improving a site that is identified as being degraded and of poor quality.

A planning application has been submitted for the proposed development (REF 18/01333/F). Please refer to the Planning Statement and evidence base submitted in support of the Planning Application for more information.

The application is supported by the following documents:

- Application forms;
- Plans and Elevations;
- Planning Statement;
- Design and Access Statement;
- Heritage Impact Assessment;
- Transport Statement;



- Transport Framework;
- Arboricultural Assessment;
- Desk Based Archaeological Assessment;
- Landscape and Visual Impact Assessment (LVIA);
- Landscape Framework;
- Flood Risk Assessment (FRA);
- Drainage Strategy;
- Land Contamination Report; and
- Ecological Assessment.

Environmental Impact Assessment

Environmental Impact Assessment has a wide scope and purpose. In accordance with Regulation 2(1) of the TCP (EIA) Regulations 2017, any proposed development will require EIA if it falls within Schedule 1 of the EIA Regulations. The proposed development does not meet the descriptions of development provided in Schedule 1.

In accordance with Regulation 2(1) of the TCP (EIA) Regulations 2017, any proposed development will require EIA if it falls within Schedule 2 and is likely to have significant effects on the environment.

In accordance with Schedule 2 10(b), the proposed development is considered to be 'industrial estate development'. Screening is required for industrial estate development above 0.5 hectares. It is noted that the site area is 1.61 hectares and the footprint of the proposed buildings will be approximately 0.7 hectares.

EIA Screening

Having been identified as a Schedule 2 project exceeding the stated threshold, the proposed development is screened below to determine if it is likely to have significant effects on the environment.

In accordance with Regulation 2(1) the site is not within a defined sensitive area.

National planning practice guidance is helpful in providing indicative screening thresholds relating to Schedule 2 Part 10(b) industrial estate development in an annexe (para 057 Reference ID: 4-057-2070720). The guidance indicates that EIA is more likely to be required if the '*site area of the new development is more than 20 hectares*'.

The area of the proposed scheme is not more than 5 hectares. The proposed development will not provide a total of more than 10,000m² of new commercial floorspace. Having regard to the location and former use of the site for military purposes, the proposed development will not have significant urbanising effects in a previously non-urbanised area. The site is Previously Developed Land.

In accordance with Regulation 5(4) of Schedule 3, the determining authority (Cherwell District Council) must take into account any relevant information provided by the applicant and relevant selection criteria set out in Schedule 3. An EIA Screening checklist has been completed to assist Cherwell District Council in preparing a screening opinion that provides an assessment of the development against the Schedule 3 criteria. The completed checklist is attached at Appendix 3. Please also refer to the submitted planning application.

For industrial estate development, the key issues to consider are the potential increase in traffic, emissions and noise alongside the indicative screening thresholds (para 057 Reference ID: 4-057-2070720).

Designed to the highest standards and respecting the character of its surroundings the development will be of an appropriate scale. The proposed development will not give rise to emissions or noise which would likely have significant environmental impacts. The development will be suitable for the roads that serve the development and will not have a severe traffic impact. Please refer to the Planning Statement and Evidence Base documents for more information.



Having regard to the analysis above and against the Schedule 3 criteria in Appendix 3, it is concluded that an Environmental Statement is not required to accompany the application for the proposed development. It is also concluded that the proposed development is not likely to have significant environmental effects.

Conclusion

This letter requests the formal EIA screening opinion of Cherwell District Council relating to the proposed employment development at Bicester Heritage (former RAF Bicester).

In accordance with Schedule 2 of the EIA Regulations 2017, the proposed development is identified as industrial estate development over 0.5 hectares.

The proposed development has been assessed against the criteria contained in Schedule 3 of the EIA Regulations 2017.

The proposed development has been assessed having regard to national planning practice guidance, including the indicative thresholds and other considerations set out in paragraph 57 para (Reference ID: 4-057-2070720.) of the Environmental Impact Assessment practice guidance.

Appendix 3 identifies potential effects particularly in relation to natural resources, biodiversity and heritage assets.

Significant effects on natural resources are unlikely as the proposal will largely utilise the existing topography of the site with minor alterations to accommodate the buildings. The maximum height of the new buildings will be 8.1m. The proposal will utilise Previously Developed Land that has been used for military purposes. Sustainable construction methods will be used.

Significant effects on biodiversity are unlikely. The Phase 1 Ecological Assessment submitted in support of the development concludes the development is not likely give rise to any significant adverse impacts on any statutory designated sites. The proposals will not result in the loss of habitats or features included in the designation of the adjacent non-statutory Local Wildlife Site (LWS) and no other pathways to impacts to the LWS have been identified.

Significant effects on cultural heritage/archaeology are unlikely. The Heritage Impact Report identifies the proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site. The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.

An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A suitable mitigation strategy will also be undertaken.

It is considered that an Environmental Statement is not required, and the proposed development is not likely to have significant environmental effects.

Regulation 6(6) states that the local planning authority shall adopt a screening opinion within three weeks of the date of receipt of a request. I look forward to receiving your response.

If you would like to talk through this letter or have any questions, please get in touch. Our office number is 01865731700.

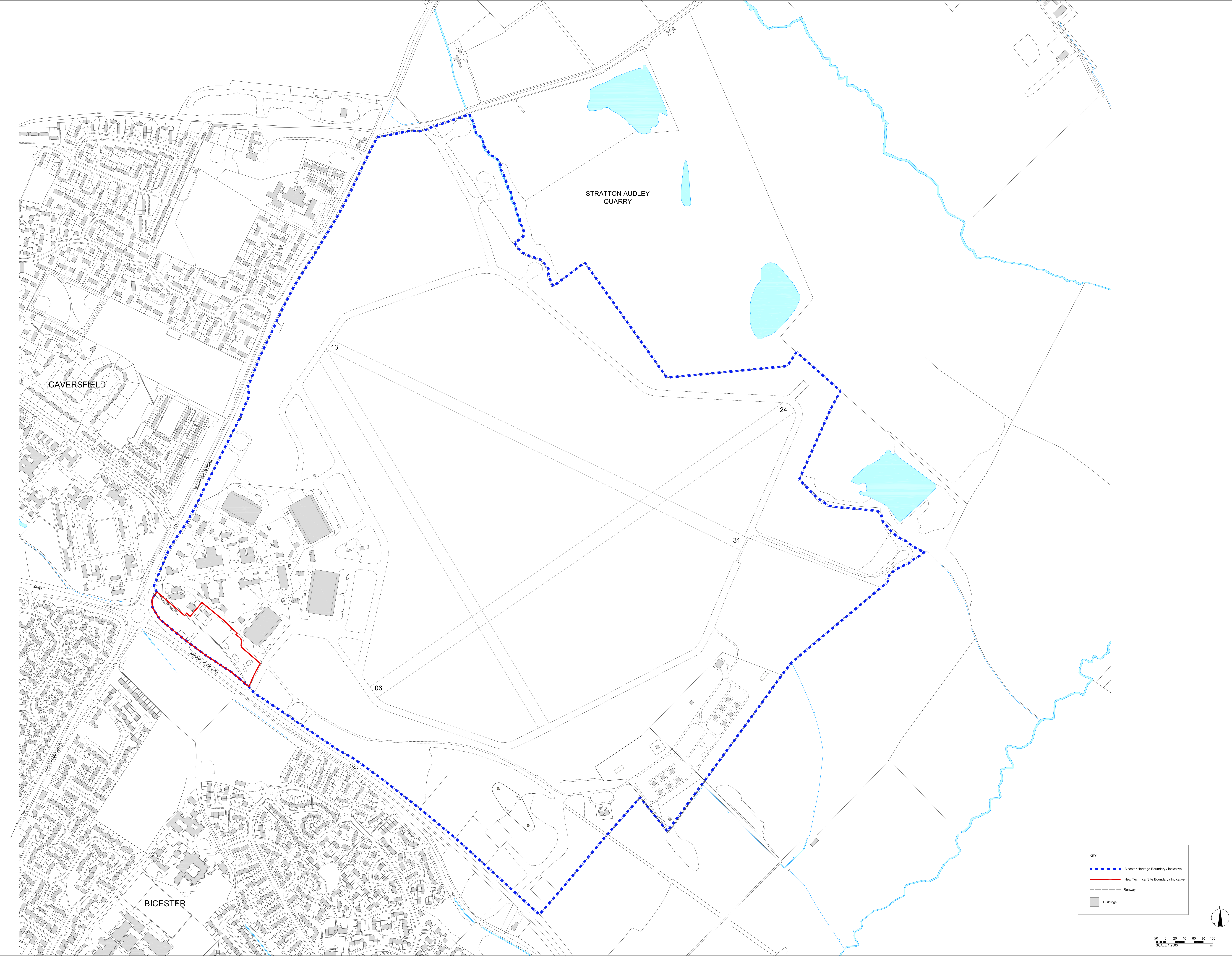
Yours sincerely,



William Sparling BSc (Hons), MA
Senior Planner
Edgars

Appendix 1





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IDENTIFIED TO THE RIGHT WITH BRIEF ACCOMPANYING TEXT FOR FURTHER DETAILS OF THE RISKS IDENTIFIED BY DESIGNERS, REFERENCE SHOULD BE MADE TO CON HAZARD REGISTER.

INFORMATION USED:

TOPOGRAPHICAL SURVEY: 100019-RDG-XX-ST-PL-B-0003 // Ridge LLP
TOPOGRAPHICAL SURVEY: 100019-RDG-XX-ST-PL-B-0004 // Ridge LLP
TOPOGRAPHICAL SURVEY: 0616/0328P/0001 // Warner Surveys
TOPOGRAPHICAL SURVEY: 0616/0328P/0002 // Warner Surveys
OS MAP

Site Boundary is traced from pdf Map Search 25.11.2016 received from Brookstead
see Roaches on 25.11.2016

REV	DESCRIPTION	DATE	BY	CHKD
A	Planning Issue	20/07/2018	CF	IM

ORIGINATOR:

RIDGE
PROPERTY & CONSTRUCTION CONSULTANTS

THE CONYARDS
BLENHEIM PARK
OXFORD ROAD
WOODSTOCK, OX20 1QR

TEL: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:
Bicester Heritage

IN ASSOCIATION WITH:

PROJECT:
New Technical Site

TITLE:
Site Location Plan

DRAWN BY:	CF	SCALE:	1:2500	BY:	AD
CHECKED BY:	IM	DATE:	28/06/2018		

STATUS:
PLANNING

DRAWING No:	5002855-RDG-XX-ST-PL-0005-A							
PROJECT:	5002855	RDG	XX	ST	PL	A	0005	A

Appendix 2



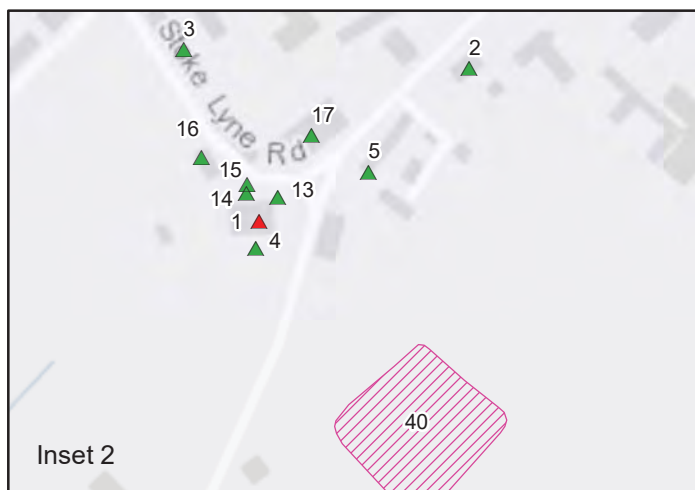
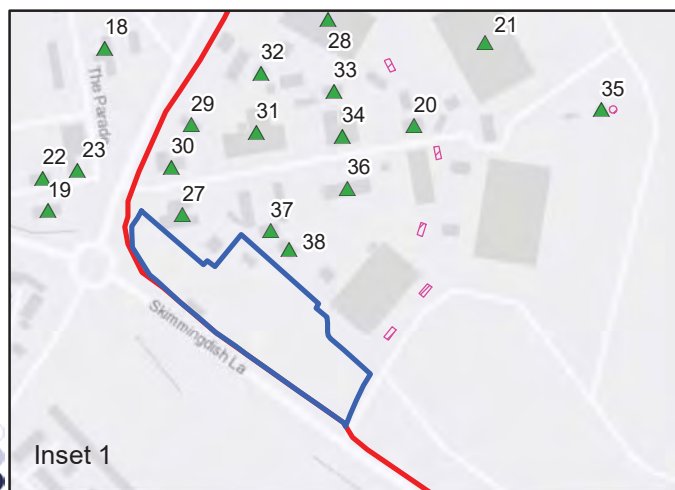


Figure 2: Designated heritage assets

Appendix 3



**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	PP-07133975	Brief description of the project / development	<i>Extension to existing Technical Site to provide new employment units comprising flexible B1(c) light industrial, B2 (general industrial), B8 (storage or distribution) uses with ancillary offices, storage, display and sales, together with associated access, parking and landscaping.</i>
Applicant	Bicester Heritage		
LPA	Cherwell District Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		x	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10. Infrastructure Projects (a) industrial estate development projects. The area of development exceeds 0.5 hectare.	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		Yes	
If YES, which area?		Stratton Audley Quarries SSSI 1.1km to the north. Near to Bicester World War II Airfield Scheduled Ancient Monument that contains 16 designated areas to the north and east.	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		The area of development exceeds 0.5 hectare.	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		No	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The site comprises Previously Developed Land and the topography of the site will change through the erection of new buildings and associated works to create new employment space.	No	Unlikely to be significant as the changes will be localised, and the proposal will largely utilise the existing topography of the site. There will be some minor alterations in levels to accommodate the buildings. A landscape and visual impact assessment (LVIA) is submitted as part of the planning application. The maximum building height will be 8.1m.
1.2 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?	Yes	Approximately 0.7 hectares of land will be used for the buildings, with provision for car parking and open space. Construction will use resources in terms of land, water, materials and energy. The site area is 1.61 hectares.	No	The proposal reuses Previously Developed Land that has been used for military purposes. The proposal will utilise sustainable construction methods to reduce the effect on resources and minimise energy use.
1.3 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.	No		No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
forestry, agriculture, water/coastal, fisheries, minerals?				
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste will be created by the development aligned to the proposed uses.	No	A waste management strategy is in place for the wider Bicester Heritage site. Tenants are encouraged to reduce waste and increase rates of recycling.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The development is not of a nature which would release hazardous pollutants during operation or through the construction phase. The development will generate some additional traffic.	No	A Travel Plan and Transport Assessment are submitted in support of the application. Sustainable transport will be encouraged, and the site is well connected to public transport. Additional travel by car will be limited and the evidence base concludes the development will not have a severe traffic impact.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Likely during construction phase (noise, light and vibration). Some additional external lighting and noise will be expected from the new employment units.	No	This will mostly be limited to the construction phase so will be temporary and localised. The site is Previously Developed Land surrounded by built development. External lighting will be appropriate for the location.
3.3 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?	Yes	Potential risk of pollutants from construction work and during operation of employment units including as a result of surface runoff.	No	The Phase 1 Land contamination report in support of the development concludes there are low risks of contamination to any receptors, including people and including during the construction phase. The Drainage Statement submitted in support of the development identifies that the development will include a Sustainable Drainage System.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
3.4 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?	No	A Phase 1 Land contamination report is submitted alongside the planning application.	N/A	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
4.2 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)	No	The Bicester Heritage site is private and secure with no public access or rights of way. Construction and operation will be compliant with legislation. All measures would comply with relevant CDM Regulations and Safety at Work Act with independent site safety audits.	N/A	
5. WATER RESOURCES				
5.1 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?	Yes	The flood risk assessment of the site for the proposed development indicates the site is susceptible to surface water flooding.	No	The proposed development will incorporate appropriate Sustainable Drainage for the site which will manage surface water. Flowpaths will remain the same, run off rates will not increase and no significant impact on water resources is likely.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 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. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	Stratton Audley Quarries SSSI 1.1km to the north (national). Adjacent to the Bicester Airfield Local Wildlife Site (local).	No	The Phase 1 Ecological Assessment submitted in support of the development concludes the development is not likely give rise to any significant adverse impacts on any statutory designated sites. The proposals will not result in the loss of habitats or features included in the designation of the adjacent non-statutory Local Wildlife Site (LWS) and no other pathways to impacts to the LWS have been identified.
6.2 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?	Yes			The Phase 1 Ecological Assessment submitted in support of the development identifies several scattered trees and areas of young semi-natural broadleaved woodland supporting minimal ground flora will be lost. The scattered trees and young woodland offer some nesting and foraging opportunities for birds and limited suitable foraging and navigational resources for bats. Existing short mown semi-improved grassland that is considered to be species poor will be lost. Mitigation is proposed that will include the provision and future management of areas of long tussocky calcareous grassland and tree

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
				and shrub planting that will mitigate negative impacts and provide for the ecological enhancement of the development site.
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	No		N/A	
7.2 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?)	No	<p>The land is flat and low-lying and only glimpsed views of the proposed development within the Bicester Heritage site and adjacent highways will be achieved.</p> <p>The LVIA submitted in support of the development identifies that landscape impacts are predicted to be minimal with little to no influence beyond the site boundary. There are no sensitive visual receptors that will be impacted upon by the proposed development. Lower sensitivity road users and cyclists may have glimpsed views through the boundary screening.</p>	No	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 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)? Where designated indicate level of designation (international, national, regional or local).	Yes	<p>Near to RAF Bicester World War II Airfield Scheduled Ancient Monument that contains 16 areas to the north and east.</p> <p>There are a number of listed buildings adjacent to the development site.</p> <p>The site is within the Former RAF Bicester Conservation Area.</p>	No	<p>The Heritage Impact Report submitted in support of the development demonstrates that historic interest lies in the survival of the existing military buildings and other structures and it is considered the proposal will not have any direct adverse impact on existing buildings or structures. The proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site.</p> <p>The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.</p> <p>An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A trial trench evaluation will be undertaken during the construction phase to inform a suitable mitigation strategy.</p>
9. TRANSPORT AND ACCESS				
9.1 Are there any 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?	No	N/A	N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
9.2 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?	No	A Transport Assessment is submitted as part of the application that concludes the development is acceptable with regard traffic impact	N/A	
10. LAND USE				
10.1 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, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	The land is within the wider Bicester Heritage site that will continue to remain in the ownership of Bicester Heritage Ltd and continue to be used as currently.		
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	The land is within the wider Bicester Heritage site that will continue to remain in the ownership of Bicester Heritage Ltd and continue to be used as currently.	N/A	
11. LAND STABILITY AND CLIMATE				
11.1 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?	No		N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (<u>only if Yes in part 2a</u>) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	There are large scale development projects around Bicester including residential and commercial developments. There is a current proposal for a hotel development at the Bicester Heritage site.	No	The site is allocated for employment related development in the Local Plan that has been subject to sustainability appraisal. The proposal is accompanied by a Transport Assessment which concludes that the proposed development will not have a significant adverse impact on the surrounding highway network.
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

Characteristics of Development

The proposed development is an extension to the existing Bicester Heritage Technical Site to provide new employment units comprising flexible B1(c) light industrial, B2 (general industrial), B8 (storage or distribution) uses with ancillary offices, storage, display and sales, together with associated access, parking and landscaping.

The total Gross Internal Area (GIA) of the development will be 6530sqm comprising 8 new buildings. Existing access will be maintained and the proposed development will provide 125 car parking spaces incorporating 6 disabled spaces and 14 bicycle shed spaces. Space for 15 cycles will be provided. The maximum ridge height of the development will be 8.1m.

Adopted Local Plan Policy Bicester 8 allocates the site for employment related development. The scale of the proposed development is acceptable when considered within the wider context of the existing site and location adjacent to Bicester. The proposed development will not extend over a large area.

Location and Siting

The site is not located within wetland, riparian areas, river mouths, coastal zones or marine environments, mountains, forests, nature reserves and parks or European sites or other areas classified or protected under national legislation as described in Schedule 3 of the 2017 Regulations. The site is not located in a densely populated area.

The site is located near to a Scheduled Ancient Monument that comprises 16 areas. Having regard to the heritage sensitivities of the site the proposed development is located away from the most sensitive areas including the Scheduled Ancient Monument. A Heritage Impact Report concludes that the proposed development will result in no harm to the heritage assets and if it did this would be at the lower end of the 'less than substantial harm' scale.

The site is located adjacent to the Bicester Airfield Local Wildlife Site and Stratton Audley Quarry is approximately 1km to the north. The Phase 1 Ecological Report concludes there will be no impact on the statutory designations.

Types and Characteristics of the Potential Impact

Having regard to the sensitivities of the site, the proposed development is well-designed, is of appropriate scale and massing.

With regard to cultural heritage/archaeology, the Heritage Impact Report identifies the proposed development will not detract from the understanding and experience of the history and aesthetics of the historic site. The report also states that if it were to be considered that the proposals would result in harm, then the level of harm would be at the lower end of the 'less than substantial' scale and there are clear public benefits that would outweigh any harm.

An Archaeological Desk Based Assessment is submitted alongside the planning application. No over-riding archaeological constraints which are likely to prohibit development have been identified. A trial trench evaluation will be undertaken during the construction phase to inform a suitable mitigation strategy.

Having regard to natural resources/waste/pollution, the site is Previously Developed Land and the proposed development will not give rise to significant environmental effects. Additionally, any potential impact will be mitigated through the application of relevant legislation controlling pollution and provision of a sustainable drainage solution for the site.

With regard to biodiversity, a phase 1 ecological appraisal concludes there is no significant impact on designated sites. Mitigation measures are also proposed to protect and enhance biodiversity on the site itself.

The impact of the proposed development will be local and limited to the provision of new employment space on Previously Developed Land within the wider Bicester Heritage site.

There will be no transboundary impacts.

Conclusion

In conclusion, it is considered that the proposed development is not likely to have significant effects on the environment.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	<SELECT>
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Is it necessary to issue a SD?	<SELECT>
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Is an ES required?	<SELECT>
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7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

Is likely to have significant effects on the environment	ES required	
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<u>Not</u> likely to have significant effects on the environment	ES not required	✓
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More information is required to inform direction	Request further info	
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NAME	Click here to enter text.
DATE	Click here to enter a date.